

COVER SHEET

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SEC Registration No.

W E L L E X I N D U S T R I E S , I N C .
A N D S U B S I D I A R I E S

(Company's Full Name)

3 5 T H F L R . O N E C O R P O R A T E C E N T R E ,

D O Ñ A J U L I A V A R G A S C O R . M E R A L C O

A V E . O R T I G A S C E N T E R , P A S I G C I T Y

(Business Address : No. Street City / Town / Province)

Atty. Mariel L. Francisco

Contact Person

(632) 706-7888

Contact Telephone No.

1 2

3 1

2 0 - I S
D E F I N I T I V E

Any day of May

Fiscal Year

FORM TYPE

Month Day

Annual Meeting

Secondary License Type, If Applicable

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

1,000

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

STAMPS

Remarks = pls. use black ink for scanning purposes

20-IS DEFINITIVE: WIN



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NOTICE OF ANNUAL STOCKHOLDERS' MEETING

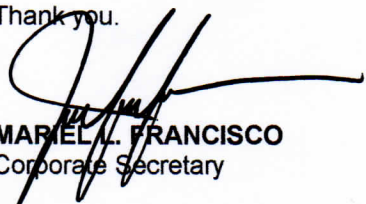
Notice is hereby given that the Annual Stockholders' Meeting of WELLEX INDUSTRIES, INC. will be held at One Café and Events Place 6th Floor, One Corporate Center Pasig, on Tuesday, 8 October 2019 at 2:30 p.m., with the following agenda:

1. Call to Order
2. Certification of Notice and determining of Quorum
3. Approval of Minutes of Previous Meeting
4. Approval of Annual Report for the year ended December 31, 2018
5. Ratification of act of the Board and Management
6. Election of Directors
7. Election of External Auditor
8. Election of External Counsel
9. Other Matters
10. Adjournment

Only stockholders of record as at the close of business on 16 September 2019 are entitled to notice, and to vote at the meeting. The Stock and Transfer Books of the Corporation will be closed from 17 September 2019 to 8 October 2019. Please bring this notice and any form of identification such as driver's license, TIN card, passport, etc. to facilitate registration.

You may attend in person or through authorized representative with the execution of a proxy. Deadline for submission of proxies is on 27 September 2019. Please note that the Corporation is not soliciting proxies.

Thank you.


MARIEL L. FRANCISCO
Corporate Secretary

Unit 3104, 31st Floor
Antel Global Corporate Center
#3 Doña Julia Vargas Avenue,
Ortigas Center, Pasig City

We are not soliciting your proxy. However, if you would be unable to attend the meeting but would like to be represented thereat, you may accomplish the enclosed proxy form and submit the same on or before 2 October 2018 to the Office of the Corporate Secretary at Unit 3104, 31st Floor, Antel Global Corporate Center, #3 Julia Vargas Avenue, Ortigas Center, Pasig Center. Thank you

PROXY

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, stockholder of **WELLEX INDUSTRIES, INC.**, do hereby constitute and appoint _____ as my attorney-in-fact and proxy, to attend and represent me at the Annual Stockholders Meeting of **WELLEX INDUSTRIES, INC.** on **8 October 2019**, and thereat to vote upon _____ shares of stock owned by me on the following agenda items as I have indicated below and any and all business that may come before said meeting. If I fail to indicate my vote on the items specified below, my proxy shall vote in accordance with the recommendation of Management. Management recommends a "FOR ALL" vote for proposal 9, and a "FOR" vote for proposals 1 through 8.

ITEM NO.	SUBJECT MATTER	ACTION		
		Yes	No	Abstain
3	Approval of Minutes of Previous Meeting			
4	Approval of Annual Report			
5	Ratification of all acts and resolutions of the Board of Directors and Management adopted during the preceding year.			
6	Election of Directors *All nominees listed below Peter S. Salud William T. Gatchalian Kenneth T. Gatchalian Elvira A. Ting Lamberto B. Mercado, Jr. Richard L. Ricardo James Palit-ang Omar M. Guinomla Byoung Hyun Suh (Independent) Sergio R. Ortiz-Luis, Jr. (Independent) Ruben D. Torres (Independent Director) <i>Note:</i> <i>To withhold authority to vote for any individual nominee(s) of Management, please mark Exception box and list the name(s) under.</i>	FOR ALL*	WITHHOLD FOR ALL*	EXCEPTION
7	Appointment of Diaz Murillo Dalupan and Co. as external auditor			
8	Appointment of Corporate Counsels, Phils. Law Offices as external legal counsel			
9	At their discretion, the proxies named above are authorized to vote upon such other matters as may properly come before the Meeting.			

THIS PROXY SHOULD BE RECEIVED BY THE CORPORATE SECRETARY ON OR BEFORE SEPTEMBER 27, 2019, THE DEADLINE FOR SUBMISSION OF PROXIES.

THIS PROXY IS NOT REQUIRED TO BE NOTARIZED, AND WHEN PROPERLY EXECUTED, WILL BE VOTED IN THE MANNER AS DIRECTED HEREIN BY THE STOCKHOLDER(S). IF NO DIRECTION IS MADE, THIS PROXY WILL BE VOTED "FOR" THE ELECTION OF ALL NOMINEES AND FOR THE APPROVAL OF THE MATTERS STATED ABOVE AND FOR SUCH OTHER MATTERS AS MAY PROPERLY COME BEFORE THE MEETING IN THE MANNER DESCRIBED IN THE INFORMATION STATEMENT AND/OR AS RECOMMENDED BY MANAGEMENT OR THE BOARD OF DIRECTORS.

A STOCKHOLDER GIVING A PROXY HAS THE POWER TO REVOKE IT AT ANYTIME BEFORE THE RIGHT GRANTED IS EXERCISED. A PROXY IS ALSO CONSIDERED REVOKED IF THE STOCKHOLDER ATTENDS THE MEETING IN PERSON AND EXPRESSED HIS INTENTION TO VOTE IN PERSON.

IN WITNESS WHEREOF, the undersigned has executed this PROXY this ____ of _____ 2019 in _____.

Name and Signature of Stockholder/Authorized Representative

**SECURITIES AND EXCHANGE COMMISSION
SEC FORM 20-IS
INFORMATION STATEMENT PURSUANT TO SECTION 20
SECURITIES REGULATION CODE**

1. Check the appropriate box:
Preliminary Information Statement
☐ Definitive Information Statement
2. Name of Registrant as specified in its charter: **WELLEX INDUSTRIES, INC.**
3. Province, country or other jurisdiction of incorporation or organization: **PHILIPPINES**
4. SEC Identification Number: **11790**
5. BIR Tax Identification Code: **003-946-426-000**
6. Address of registrant's principal office: **35th Flr. One Corporate Centre, Doña Julia Vargas cor. Meralco Ave., Ortigas Center, Pasig City 1605**
7. Registrant's telephone number, including area code: **(632) 706-7888**
8. Date, time and place of the annual stockholders' meeting:
**October 8, 2019 at 2:30 P.M.,
One Café and Events Place
6th Floor One Corporate Centre Doña Julia Vargas Ave. cor. Meralco Ave., Ortigas Center,
Pasig City**
9. Approximate date on which the Information Statement is first to be sent or given to security holders:
September 17, 2019
10. In case of proxy Solicitation : **Not applicable**
11. Securities registered pursuant to Sections 4 and 8 of the RSA (information on number of shares and amount of debt is applicable only to corporate registrants):

Title of Each Class	Number of Shares of Common Stock Outstanding or Amount of Debt Outstanding
Common Shares- P1.00 par value	Issued and Outstanding - 3,271,938,180

12. Are any or all of registrant's securities listed on the Philippine Stock Exchange?

Yes X No

The common shares of the Corporation are listed on the Philippine Stock Exchange.

PART 1

A. GENERAL INFORMATION

Item 1. Date, Time and Place of Meeting of Security Holders

Date, Time and Place of Meeting:

October 8, 2019

2:30 P.M.

One Café and Events Place

6th Flr. One Corporate Center Doña

Julia Vargas cor. Meralco Ave.,

Ortigas Center, Pasig City, 1605

Complete Registrant's Mailing Address:

35th Flr. One Corporate Centre Doña

Julia Vargas cor. Meralco Ave.,

Ortigas Center, Pasig City, 1605

The approximate date on which the Information Statement are first to be sent and given to the security holders shall be on:

September 17, 2019

Item 2. Dissenters' Right of Appraisal

Instances of appraisal right of dissenters with respect to any matter to be acted upon provided in Section 80 of the Revised Corporation Code of the Philippines:

- (a) In case any amendment to the articles of incorporation has the effect of changing or restricting the rights of any stockholders or class of shares, or of authorizing preferences in any respect superior to those of outstanding shares of any class, or of extending or shortening the term of corporate existence;
- (b) In case of sale, lease, exchange, transfer, mortgage, pledge or other disposition of all or substantially all of the corporate property and assets;
- (c) In case of merger or consolidation; and
- (d) In case of investment of corporate funds for any purpose other than the primary purpose of the corporation.

In instances wherein the stockholder has voted against a proposed corporate action, the statutory procedures required to be followed by dissenting security holders in order to perfect such rights are, as follows:

- (a) The dissenting stockholder shall make a written demand on the corporation for the payment of the fair value of shares held within thirty (30) days from the date on which the vote was taken. Provided, that failure to make the demand within such period shall be deemed a waiver of the appraisal right. If the proposed corporate action is implemented, the corporation shall pay the stockholder, upon surrender of the certificate or certificates of stock representing the stockholder's shares, the fair value thereof as of the day before the vote was taken, excluding any appreciation or depreciation in anticipation of such corporate action;
- (b) If, within (60) days from the approval of the corporate action by the stockholders, the withdrawing stockholder and the corporation cannot agree on the fair value of the shares, it shall be determined and appraised by (3) disinterested persons, one of whom shall be named by the stockholder, another by the corporation, and the third by the (2) thus chosen. Then findings of the majority of the appraisers shall be final, and their award shall be paid by the corporation within (30) days after such award is made: Provided, that no payment shall be made to any dissenting stockholder unless the corporation has unrestricted retained earnings in its books to cover such payment: Provided further, that upon payment by the corporation of the agreed or awarded price, the stockholder shall forthwith transfer the shares to the corporation;

There are no matters or proposed corporate actions to be taken up during the annual stockholders' meeting which may give rise to a possible exercise of security holders of their appraisal rights under Title X of the Corporation of the Philippines.

THE STOCKHOLDER MUST VOTE AGAINST THE PROPOSED CORPORATE ACTION IN ORDER TO AVAIL HIMSELF OF THE APPRAISAL RIGHT

Item 3. Interest of Certain Persons in Matters to be acted upon

Each of the incumbent Directors or Officers of the Corporation since the beginning of the last fiscal year or any associate of any of the foregoing persons do not have any substantial interest, direct or indirect, by security holdings or otherwise, in any matter to be acted upon.

None of the incumbent Directors of the Corporation has issued any notice in writing of an intention to oppose any action to be taken by the registrant at the meeting.

B. CONTROL AND OTHER INFORMATION**Item 4. Voting Securities and Principal Holders Thereof**

(a) Class of Voting Shares as of July 31, 2019:

Common Shares:	Shares Outstanding	No. of Vote Each Share is Entitled
Filipino	3,229,890,403	One (1) vote per share
Foreigner	42,047,777	One (1) vote per share
Total	3,271,938,180	

The Corporation has 3,271,938,180 outstanding common shares, the only class of shares issued by the Corporation, as of July 31, 2019. Every stockholder shall be entitled to one vote for each share of stock held as of record date September 16, 2019.

(b) Out of the total outstanding shares of 3,271,938,180 as of July 31, 2019, number of shares of Common Stock owned by foreigners was 42,047,777 or 1.2851%. Each share is entitled to one vote as of the established record date.

Record Date:

(c) All stockholders of record as of **September 16, 2019** are entitled to notice and vote at the Corporation's Annual Meeting of the Stockholders.

(d) Manner of Voting:

The election of directors shall be taken up at the meeting and pursuant to Section 23 of the Revised Corporation Code of the Philippines. The holders of common stock (Class A) are entitled to one vote per share but in connection with the cumulative voting feature applicable to the election of directors, each stockholder is entitled to as many votes as shall equal the number of shares held by such person at the close of business on the record date, multiplied by the number of directors to be elected. A stockholder may cast all such votes for a single nominee or may apportion such votes among any two or more nominees. The shares shall be voted/ cast by secret balloting and/or rising of hands. In all matters included in the agenda, except the election of directors, the counting of vote will be done through the regular method.

The report attached to this SEC Form 20-IS is the management report to stockholders required under SRC Rule 20 to accompany the SEC Form 20-IS and is hereinafter referred to as the "Management Report".

Security Ownership of Certain Record and Beneficial Owners and Management:

(1) Security Ownership of Certain Record and Beneficial Owners

As of July 31, 2019 the Corporation knows of no one who beneficially owns in excess of 5% of the Corporation's common stock except as set forth in the table below. The percentage of shares held is based on the outstanding shares of 3,271,938,180.

Title of Class	Name, address of Record Owner and Relationship with Issuer	Name of Beneficial Owner and Relationship with Record Owner	Citizenship	No. of Shares Held	% to total o/s shares
Common	PCD Nominee Corporation 37F Tower 1, The Enterprise Center, 6766 Ayala Ave. cor. Paseo De Roxas, Makati City (Stockholder)	PCD Participants and their clients (see Schedule A)	Filipino	903,034,803	27.599
Common	William T. Gatchalian, 35F One Corporate Centre, Julia Vargas, Ortigas Center, Pasig City (Stockholder)	same as record owner	Filipino	835,000,100	25.520

Common	Dee Hua T. Gatchalian, 35F One Corporate Centre, Doña Julia Vargas ave., Ortigas Center, Pasig City (Stockholder)	same as record owner	Filipino	492,962,532	15.066
Common	Sherwin T. Gatchalian, 35F One Corporate Centre, Doña Julia Vargas ave., Ortigas Center, Pasig City (Stockholder)	same as record owner	Filipino	317,750,100	9.711
Common	Shinji Kobayashi, c/o TWGI, 35F One Corporate Centre, Doña Julia Vargas ave., Ortigas Center, Pasig City (Stockholder)	same as record owner	Filipino	210,650,000	6.438

*Schedule A. PCD Nominee Corp. (PCNC) is a wholly owned subsidiary of Philippine Central Depository, Inc. ("PCD"), is the registered owner of the shares in the books of the Company's transfer agent. The beneficial owner of such shares is PCD's participants who hold the shares on their behalf or in behalf of their clients. Shares lodged with PCD are voted through its **appointed proxy**, whom the Company can only determine on October 2, 2018, the deadline for submission of proxies. PCD is not related to Wellex Industries, Inc.*

(2) Security Ownership of Management (As of July 31, 2019)

Title of Class	Name of Beneficial Owner	Amount and Nature of Beneficial Ownership	Citizenship	Percent of Class
Common	Peter S. Salud	66,478 (direct)	Filipino	0.002
Common	Elvira A. Ting	111,850,000 (direct)	Filipino	3.418
Common	Kenneth T. Gatchalian	100,000,100 (direct)	Filipino	3.056
Common	William T. Gatchalian	835,000,100 (direct)	Filipino	25.520
Common	Lamberto B. Mercado, Jr.	200 (direct)	Filipino	0.000
Common	Byoung Hyun Suh	100 (direct)	Korean	0.000
Common	Richard L. Ricardo	460,000 (direct)	Filipino	0.014
Common	Omar M. Guinomla	100,000 (direct)	Filipino	0.003
Common	Ruben D. Torres	100 (direct)	Filipino	0.000
	Atty. Mariel Francisco	-	Filipino	0.000
All directors and officers as a group		1,047,476,978		32.013

(3) There is no person who holds more than 5% of a class under a voting trust holder or similar agreement.

(4) There has been no arrangement of which may result in a change in the control of the registrant.

(e) No change in control of the corporation has occurred since the beginning of its last year.

Item 5. Directors and Executive Officers

Information required hereunder is incorporated by reference to the section entitled "Directors and Executive Officers of the Registrant" on pages 50 to 54 of the Management Report. The following are the nominees for election as members of the Board of Directors of the corporation for the ensuing year:

	Name	Position	Age	Citizenship
1.	Peter S. Salud	Chairman	64	Filipino
2.	Kenneth T. Gatchalian	President/CEO	43	Filipino
3.	Elvira A. Ting	Vice President	58	Filipino
4.	Richard L. Ricardo	Treasurer	56	Filipino
5.	William T. Gatchalian	Director	70	Filipino
6.	Lamberto B. Mercado Jr.	Director	54	Filipino
7.	James B. Palit-Ang	Director	55	Filipino
8.	Omar M. Guinomla	Director	47	Filipino
9.	Ruben D. Torres	Independent Director	77	Filipino
10.	Byoung Hyun Suh	Independent Director	62	Korean
11.	Sergio R. Ortiz-Luis, Jr.	Independent Director	76	Filipino

The aforementioned nominees are all incumbent directors. All nominees in the final list were pre-screened by the Nomination Committee and their qualifications are presented on pages 50 to 54 of Management Report. The independent directors, Mr. Byoung Hyun Suh, Mr. Sergio R. Ortiz-Luis, Jr., Atty. Ruben D. Torres will be serving their 8th, 3rd year and 1st year, respectively, as independent directors when elected during the annual meeting. A company's independent director shall serve for a maximum cumulative term of nine (9) years. After which, the independent director shall be perpetually barred from re-election as such. In the instance that a company wants to retain an independent director who has served for nine (9) years, the Board should provide meritorious justification/s and seek shareholders' approval during the annual shareholders' meeting pursuant to SEC Memorandum Circular No. 4 Series of 2017 (Term Limit of Independent Directors).

The name of the person who recommended the nomination of the foregoing candidates for independent directors is Ms. Elvira A. Ting. She has no relationships with these nominees.

None of the candidates for independent directors of the Corporation are related to Wellex Industries, Inc.

The Members of the Nomination Committee are the following:

1. Peter S. Salud - Chairman
2. Kenneth T. Gatchalian - Member
3. Byoung Hyun Suh - Member

Information required by SEC under SRC Rule 38 on the nomination and election of Independent Directors.

A. Definition

1. An independent director is a person who, apart from his fees and shareholdings, is independent of management and free from any business or other relationship which could, or could reasonably be perceived to, materially interfere with his exercise of independent judgment in carrying out his responsibilities as a director in the corporation and includes, among others, any person who:
 - 1.1 Is not a director or officer or substantial stockholder of the corporation or of its related companies or any of its substantial shareholders except when the same shall be an independent director of any of the foregoing;
 - 1.2 Does not own more than two percent (2%) of the shares of the corporation and/or its related companies or any of its substantial shareholders;
 - 1.3 Is not a relative of any director, officer or substantial shareholder of the corporation, any of its related companies or any of its substantial shareholders. For this purpose, relatives include spouse, parent, child, brother, sister, and the spouse of such child, brother or sister;
 - 1.4 Is not acting as a nominee or representative of any director or substantial shareholder of the corporation, and/or any of its related companies and/or any of its substantial shareholders, pursuant to a Deed of Trust or under any contract or arrangement;
 - 1.5 Has not been employed in any executive capacity by the corporation, any of its related companies and/or by any of its substantial shareholders within the last two (2) years;
 - 1.6 Is not retained, either personally or through his firm or any similar entity, as professional adviser, by the corporation, any of its related companies and/or any of its substantial shareholders, within the last two (2) years; or
 - 1.7 Has not engaged and does not engage in any transaction with the corporation and/or with any of its related companies and/or with any of its substantial shareholders, whether by himself and/or with other persons and/or through a firm of which he is a partner and/or a company of which he is a director or substantial shareholder, other than transactions which are conducted at arm's length and are immaterial.
2. No person convicted by final judgment of an offense punishable by imprisonment for a period exceeding six (6) years, or a violation of this Code, committed within five (5) years prior to the date of his election, shall qualify as an independent director. This is without prejudice to other disqualifications which the corporation's Manual on Corporate Governance provides.
3. Any controversy or issue arising from the selection, nomination or election of independent directors shall be resolved by the Commission by appointing independent directors from the list of nominees submitted by the stockholders.
4. When used in relation to a company subject to the requirements above:
 - 4.1 Related company means another company which is: (a) its holding company, (b) its subsidiary, or (c) a subsidiary of its holding company; and

4.2 Substantial shareholder means any person who is directly or indirectly the beneficial owner of more than ten percent (10%) of any class of its equity security.

B. Qualifications and Disqualifications of Independent Directors

1. An independent director shall have the following qualifications:
 - 1.1 He shall have at least one (1) share of stock of the corporation;
 - 1.2 He shall be at least a college graduate or he has sufficient management experience to substitute for such formal education or he shall have been engaged or exposed to the business of the corporation for at least five (5) years;
 - 1.3 He shall be twenty one (21) years old up to seventy (70) years old, however, due consideration shall be given to qualified independent directors up to the age of eighty (80);
 - 1.4 He shall have been proven to possess integrity and probity; and
 - 1.5 He shall be assiduous.
2. No person enumerated under Section II (5) of the Code of Corporate Governance shall qualify as an independent director. He shall likewise be disqualified during his tenure under the following instances or causes:
 - 2.1 He becomes an officer or employee of the corporation where he is such member of the board of directors/trustees, or becomes any of the persons enumerated under letter (A) hereof;
 - 2.2 His beneficial security ownership exceeds two percent (2%) of the outstanding capital stock of the corporation where he is such director;
 - 2.3 Fails, without any justifiable cause, to attend at least 50% of the total number of Board meetings during his incumbency unless such absences are due to grave illness or death of an immediate family;
 - 2.4 Such other disqualifications that the Corporate Governance Manual provides.

C. Number of Independent Directors

All companies are encouraged to have independent directors. However, issuers of registered securities and public companies are required to have at least two (2) independent directors or at least twenty percent (20%) of its board size, whichever is the lesser.

D. Nomination and Election of Independent Directors

1. The Nomination Committee (the "Committee") shall have at least three (3) members, one of whom is an independent director. It shall promulgate the guidelines or criteria to govern the conduct of the nomination. The same shall be properly disclosed in the corporation's information or proxy statement or such other reports required to be submitted to the Commission.
2. Nomination of independent director/s shall be conducted by the Committee prior to a stockholders' meeting. All recommendations shall be signed by the nominating stockholders together with the acceptance and conformity by the would-be nominees.
3. The Committee shall pre-screen the qualifications and prepare a final list of all candidates and put in place screening policies and parameters to enable it to effectively review the qualifications of the nominees for independent director/s.
4. After the nomination, the Committee shall prepare a Final List of Candidates which shall contain all the information about all the nominees for independent directors, as required under Part IV (A) and (C) of Annex "C" of SRC Rule 12, which list, shall be made available to the Commission and to all stockholders through the filing and distribution of the Information Statement, in accordance with SRC Rule 20, or in such other reports the Corporation is required to submit to the Commission. The name of the person or group of persons who recommended the nomination of the independent director shall be identified in such report including any relationship with the nominee.
5. Only nominees whose names appear on the Final List of Candidates shall be eligible for election as independent director/s. No other nomination shall be entertained after the Final List of Candidates shall have been prepared. No further nominations shall be entertained nor allowed on the floor during the actual annual stockholders' meeting.
6. Election of Independent Director/s
 - 6.1 Except as those required under this Rule and subject to pertinent existing laws, rules and regulations of the Commission, the conduct of the election of independent director/s shall be made in accordance with the standard election procedures of the company or its by-laws.
 - 6.2 It shall be the responsibility of the Chairman of the Meeting to inform all stockholders in attendance of the mandatory requirement of electing independent director/s. He shall ensure that independent director/s is elected during the stockholders' meeting.
 - 6.3 Specific slot/s for independent directors shall not be filled-up by unqualified nominees.

6.4 In case of failure of election for independent director/s, the Chairman of the Meeting shall call a separate election during the same meeting to fill up the vacancy.

E. Termination/Cessation of Independent Directorship

In case of resignation, disqualification or cessation of independent directorship and only after notice has been made with the Commission within five (5) days from such resignation, disqualification or cessation, the vacancy shall be filled by the vote of at least a majority of the remaining directors, if still constituting a quorum, upon the nomination of the Committee otherwise, said vacancies shall be filled by the stockholders in a regular or special meeting called for that purpose. An independent director so elected to fill a vacancy shall serve only for the unexpired term of his predecessor in office.

The procedures for the “Nomination and Election of Independent Directors pursuant to SRC Rule 38” are to be incorporated in the By-Laws of the Corporation. The Board of Directors approved the amendments to the Corporation’s By-Laws to adopt SRC Rule 38 on December 14, 2004.

The By-Laws of the corporation were amended after the Stockholders’ meeting on July 1, 2011 which includes the provisions of SRC Rule 38, as approved by the Board of Directors and Stockholders during the last Stockholders’ meeting dated December 14, 2004.

F. Term Limits for Independent Directors

Pursuant to SEC Memorandum Circular No. 4 Series of 2017, the Commission in its en banc meeting on March 9, 2017 resolved to amend its rules on the term limit of independent directors as follows:

1. A company’s independent director shall serve for a maximum cumulative term of nine (9) years;
2. After which, the independent director shall be perpetually barred from re-election as such in the same company, but may continue to qualify as a non-independent director;
3. In the instance that a company wants to retain an independent director who has served for nine (9) years, the Board should provide meritorious justification/s and seek shareholders’ approval during the annual shareholders’ meeting; and
4. Reckoning of the cumulative nine-year term is from 2012.

Significant Employees

Other than its current officers mentioned in the preceding subsection, the Company has not engaged the services of any person who is expected to make significant contribution to the business of the Corporation.

Family Relationships

Kenneth T. Gatchalian, the President/Director is the son of William T. Gatchalian, one of the Directors. Ms. Elvira A. Ting, the Vice-President, is sister-in-law of William T. Gatchalian and aunt of Kenneth T. Gatchalian. Except for the above mentioned, there are no family relationships up to the fourth civil degree either by consanguinity or affinity among directors, executive officers, persons nominated or chosen by the corporation to become directors, or executive officers.

Involvement in Certain Legal Proceedings

None of the directors and executive officers was involved in certain legal proceedings during the past five (5) years up to the latest date. Neither have they been convicted by final judgment in any criminal proceedings, or been subject to any order, judgment or decree of competent jurisdiction, permanently or temporarily enjoining, barring, suspending, or otherwise limiting their involvement in any type of business, securities, commodities or banking activities, nor found in an action by any court or administrative bodies to have violated a securities and commodities law.

Certain Relationships and Related Transactions

The Group, in the normal course of business, has transactions with related parties. The following table summarizes the transactions with related parties for the year ended December 31, 2018 and 2017. Please refer to Note 18 of the Audited Consolidated Financial Statements attached to this report for the broad discussions.

	Increase/ (Decrease) (%)	2018		2017	
		Receivables	Payables	Receivables	Payables
The Wellex Group, Inc.	(5.27%)	₱60,868,866	₱ –	₱64,254,759	₱ –
Wellex Petroleum, Inc.	–	–	–	–	–
Metro Alliance Holdings & Equities Corp.	–	105,060,000	–	105,060,000	–
Diamond Stainless Corporation	(10.53%)	–	118,858,010	–	132,846,223
Kenstar Industrial Corporation	–	–	23,539,858	–	23,539,858
Rexlon Realty Corporation	–	–	23,187,370	–	23,187,370
Philippine Estates Corporation	1.81%	–	30,465,391	–	29,923,261
Plastic City Corporation	2.24%	–	85,347,586	–	87,301,675
Pacific Rehouse Corporation	–	–	15,540,753	–	15,540,753
International Polymer Corporation	16.20%	–	24,156,913	–	28,827,898
Asian Pacific Corporation	–	–	–	–	–
Ropeman International Corp.	–	–	3,202,528	–	3,202,528
Concept Moulding Corp.	–	3,632,964	–	4,402,813	–
Continental Wire and Cable Corp.	–	–	–	–	–
Key management and officers	–	–	158,118,794	–	158,118,794
		169,561,830	482,417,203	173,717,572	502,488,360
Allowance for doubtful accounts		(121,182,068)		(58,205,806)	-
		₱48,379,762	₱482,417,203	₱115,511,766	₱502,488,360

Advances to Metro Alliance Holdings and Equities Corp (MAHEC) represent receivable for the value of the land foreclosed to settle the affiliate's loan with Philippine Veterans Bank.

The assignment of intercompany receivables/payables and advances to/from affiliates was in line with the plan of integrating the Group intercompany account balances to facilitate the preparation of intercompany reconciliation, billing and collection and payment processes among the Group.

Ownership Structure and Parent Company

Wellex Industries, Inc. (Parent Company) wholly owns two companies, namely Plastic City Industrial Corporation (PCIC) and Philfoods Asia, Inc. (Note: Philfoods was sold to other company last February 10, 2016). Both subsidiaries have ceased operations but PCIC subsidiaries have leased out its warehouse/building facilities.

Resignation of Directors Due to Disagreement

There is no director who resigned or decline to stand for re-election because of disagreement.

Terms of Office

The Directors of Wellex Industries, Inc. are elected at the annual stockholders' meeting to hold office until the next succeeding annual meeting and until their respective successors have been elected and qualified.

All officers, except executive officers, shall be elected by the Board of Directors at its first meeting following their election. Every officer so elected shall be subject to removal at any time by the Board of Directors but all officers, unless removed, shall hold office until their successors are duly elected and qualified.

The executive officers shall hold office either by appointment of the Board of Directors or upon contract of employment with the Corporation approved by the board of Directors.

Item 6. Compensation of Directors & Executive Officers

The following table lists the names of the Corporation's Directors and Executive Officers Annual Compensation for the two most recent years including the estimated compensation for year 2019. As observed, there was no compensation, in any form, to all Directors and key officers for the previous years due to the Company's tight cash position. Variable pay given to directors pertains to per diem paid for every regular and special meetings attended within the year including, but not limited to, regular and special meetings of the Board of Directors, committee meetings and attendance to trainings and seminars.

Name and Principal Position	Year	Salary	Bonus	Other Annual Compensation
Peter S. Salud Chairman/Director	2019	-	-	50,000
	2018	-	-	50,000
	2017	-	-	-
Kenneth T. Gatchalian President/CEO/Director	2019	-	-	50,000
	2018	-	-	50,000
	2017	-	-	50,000
Elvira A. Ting Vice President/Director	2019	-	-	50,000
	2018	-	-	50,000
	2017	-	-	50,000
Richard L. Ricardo Treasurer/Director	2019	-	-	50,000
	2018	-	-	50,000
	2017	-	-	50,000
All other officers & directors as a Group Unnamed	2019	-	-	50,000
	2018	-	-	50,000
	2017	-	-	50,000

The Compensation Committee prescribed only the above compensation for the specified officers and directors for year 2019.

The members of the Compensation Committee are the following:

1. Elvira A. Ting - Chairman
2. Lamberto B. Mercado, Jr. - Member
3. Byoung Hyun Suh - Member

Standard Arrangement

Except for a nominal amount of per diem amounting to ₱10,000 during attendance in special meetings, there are no standard arrangements to which directors of the Corporation are compensated, or are to be compensated, directly or indirectly for any services provided as a director for the last completed calendar year and ensuing year.

Other Arrangements

There are no other arrangements pursuant to which any director of the Corporation was compensated, or is to be compensated directly or indirectly for any services provided as a director for the last completed calendar year and ensuing year, for any service provided as a director.

Employment Contracts and Termination of Employment and Change—in-Control Arrangements

There is no employment contract and termination of employees and change-in-control arrangement with directors and executive officers.

Warrants and Options Outstanding

There are no warrants and options outstanding held by Wellex Industries, Inc.'s CEO, executive officers and all officers and directors as a group.

Item 7. Appointment of Independent Public Accountants

- a. Diaz Murillo Dalupan and Company (DMDC), upon recommendation by the Audit Committee of the Board of Directors composed of Mr. Byoung Hyun Suh as Chairman, Sergio Ortiz-Luis, Jr and Peter S. Salud as members, was re-appointed by the stockholders as the principal external auditors for the years 2018 and 2017, and is again being recommended to the stockholders for re-election as the Company's principal external auditors for the year 2019. The selection of external auditors is made on the basis of credibility, professional reputation, accreditation with the Securities and Exchange Commission, and affiliation with a reputable foreign partner. The professional fees of the external auditors are approved by the Company after approval by the stockholders of the engagement and prior to the commencement of each audit season.
- b. In compliance with SRC Rule 68 paragraph 3 (b)(iv) (Rotation of External Auditors), and as adopted by the Company, external auditors or engagement partners are rotated or changed every five years or earlier. A two-year cooling off period will be observed in the re-engagement of the same signing partner. Ms. Jocelyn J. Villaflores was the lead engagement partner from 2005 to 2008, Ms.

- Rosemary D. De Mesa in 2009 to 2013 and Mr. Jozel Francisco C. Santos for the year 2014 and 2015. In 2016, after the cooling off period, Ms. Rosemary D. De Mesa was again the lead engagement partner and will be recommended as engagement partner for the year 2019 as well.
- c. Representatives of the said firm are expected to be present at the stockholders' meeting and they will have the opportunity to make statement if they desire to do so and are expected to be available to respond to appropriate questions.
 - d. The members of the Audit Committee of the Corporation are the following:
 1. Byoung Hyun Suh - Chairman
 2. Sergio Ortiz-Luis, Jr. - Member
 3. Peter S. Salud – Member

External Audit Fees And Services

Fees approved in connection with the audit and audit-related services rendered by Diaz Murillo and Company pursuant to the regulatory and statutory requirements for the years ended December 31, 2018 and 2017 is shown below, for expressing an opinion on the financial statements and assistance in preparing the annual income tax return

	2018	2017
Audit Fees	P1,270,000	P1,210,000
Out of Pocket Expenses	127,000	121,000
VAT	167,640	159,720
Others	-	-
TOTAL	P1,564,640	P1,490,720

No other service such as tax and assurance audit was provided by external auditors to the Company for the calendar year 2018 and 2017.

The Audit Committee Approval Policies and Procedures for the services rendered by the External Auditors

The Corporate Governance Manual of the company provides that the audit committee shall, among others:

- 1.) Evaluate all significant issues reported by the external auditors relating to the adequacy, efficiency and effectiveness of policies, controls, processes and activities of the Company.
- 2.) Ensure that other non-audit work provided by the external auditors is not in conflict with their functions as external auditors.
- 3.) Ensure the compliance of the Company with acceptable audit and accounting standards and regulations.

Changes in and Disagreement with Accountants on Accounting and Financial Disclosure

There are no changes in and disagreements with accountants on accounting and financial disclosure and no change in the Company's independent accountants during the two most recent fiscal years or any subsequent interim period.

Item 8. Compensation Plans

Not applicable.

C. ISSUANCE AND EXCHANGE OF SECURITIES

Item 9. Authorization or Issuance of Securities Other than for Exchange

Wellex Industries, Inc. has no plans yet to increase its authorized capital stock.

Item 10. Modification or Exchange of Securities

Wellex Industries, Inc. has no plans yet to modify any of each authorized and issued securities or to exchange then to another class

Item 11. Financial and Other Information

Audited Financial Statements as of 31 December 2018, Management's Discussion and Analysis and Market Price of Shares and other data related to the Corporation's financial information are attached hereto. The schedules required under Part IV(c) of Rule 68 are included in the Annual Report.

Item 12. Mergers, Consolidations, Acquisitions and Similar Matters

There is no action intended to be taken with respect to any transaction involving the following: (1) the merger or consolidation of the Corporation into or with any other entity; (2) the acquisition by the Corporation or any of its stockholders of securities of another person or entity; (3) the acquisition by the Corporation of any other going business or of the assets thereof; (4) the sale or other transfer of all or any substantial part of the assets of the Corporation; and (5) the liquidation or dissolution of the Corporation.

Item 13. Acquisition or Disposition of Property

There is no action to be taken with respect to any material acquisition or disposition of any property of the Corporation.

Item 14. Restatement of Accounts

There is no action to be taken with respect to the restatement of any asset, capital, or surplus account of the Corporation.

OTHER MATTERS**Item 15. Action with Respect to Reports**

There is no action to be taken with respect to any report of the Company or its directors, officers or committees, except for the approval of the minutes of the previous annual stockholders meeting of the company which was held last October 26, 2018 and for the ratification of all acts of the Board of Directors during their term of office.

- Minutes of previous annual stockholders meetings. All the items of the agenda were approved and the voting results as follows:

Agenda	Voting Results		
	For	Against	Abstain
Call to Order	100%	0.00%	0.00%
Certification of Notice and determining of Quorum	100%	0.00%	0.00%
Approval of Minutes of Previous Meeting	100%	0.00%	0.00%
Approval of Annual Report for the year ended December 31, 2017	100%	0.00%	0.00%
Ratification of acts of the Board and Management	100%	0.00%	0.00%
Election of Board of Directors			
Peter S. Salud	100%	0.00%	0.00%
Kenneth T. Gatchalian	100%	0.00%	0.00%
Elvira A. Ting	100%	0.00%	0.00%
Richard L. Ricardo	100%	0.00%	0.00%
William T. Gatchalian	100%	0.00%	0.00%
Lamberto B. Mercado Jr.	100%	0.00%	0.00%
James B. Palit-Ang	100%	0.00%	0.00%
Omar M. Guinomla	100%	0.00%	0.00%
Ruben D. Torres	100%	0.00%	0.00%
Byoung Hyun Suh	100%	0.00%	0.00%
Sergio R. Ortiz-Luis Jr	100%	0.00%	0.00%
Election of External Auditor	100%	0.00%	0.00%
Election of External Counsel	100%	0.00%	0.00%
Other Matters	100%	0.00%	0.00%
Adjournment	100%	0.00%	0.00%

The following directors and officers were present during the 2018 annual stockholders meeting:

	Name	Position
1.	Peter S. Salud	Chairman
2.	Kenneth T. Gatchalian	President/CEO
3.	Elvira A. Ting	Vice President
4.	Richard L. Ricardo	Treasurer
5.	William T. Gatchalian	Director
6.	Lamberto B. Mercado Jr.	Director
7.	James B. Palit-Ang	Director
8.	Omar M. Guinomla	Director
9.	Ruben D. Torres	Independent Director
10.	Sergio R. Ortiz-Luis, Jr.	Independent Director

The stockholders who attended the 2018 ASM in person and by proxy represent 2,096,258,922 common shares, constituting 64.07% of the total outstanding capital stock of the Company as of record date September 28, 2018.

2. Acts of the Board of Directors

At the Annual Stockholders Meeting, stockholders will be asked to approve and ratify the acts of the Board of Directors during their term of office duly disclosed to the SEC and PSE. Since the last Stockholder's Meeting on October 26, 2018, the Board of Directors has authorized several transactions which are pursuant to the Company's ordinary course of business.

For the upcoming Annual Stockholders Meeting on October 8, 2019, below are the agenda, subject for approval of the stockholders:

- a. The Annual Report and Audited Financial Statements for the year ended December 31, 2018 will be presented to the stockholders for approval by a majority vote of the stockholders. Approval of the Annual Report and Audited Financial Statements constitutes a ratification of the Corporation's performance during the previous fiscal year as contained therein.
- b. Minutes of the Annual Stockholders' Meeting held last October 26, 2018 will also be presented to the stockholders for approval by a majority vote of the stockholders
- c. Ratification of the Corporate Acts of the Board of Directors and Executive Officers since October 26, 2018 by a majority vote of the stockholders.
- d. Election of the members of the Board of Directors for the ensuing year
- e. Appointment of External Auditors by a majority vote of the stockholders
- f. Appointment of External Legal Counsels by a majority vote of the stockholders.

Below is a summary of the Corporate Acts of the Board of Directors and Executive Officers subject to ratification of the stockholders on the annual stockholders' meeting:

August 28, 2018

Setting the date of the annual stockholders' meeting on October 26, 2018 at 3:00 in the afternoon at One Café and Events Place, 6th Flr. One Corporate Centre, Doña Julia Vargas cor. Meralco Ave., Ortigas Center, Pasig City. The Board also set September 28 as record date for purposes of determining the shareholders entitled to receive Notice of Meeting and to vote and be elected during the said meeting.

October 26, 2018

Annual stockholders' meeting for 2018 agenda of which includes:

- a) Approval of minutes of 2017 stockholders' meeting
- b) Election of members of the board of directors for the year 2018-2019
- c) Approval of 2017 Audited Financial Statements
- d) Appointment of External Auditors
- e) Appointment of External Counsels

April 11, 2019

Approval and authorize to issue the audited financial statements and independent auditor's report for the year ended December 31, 2018 on which Diaz Murillo Dalupan and Company, the external auditors of the Corporation, rendered an unqualified audit opinion.

August 27, 2019

Setting the date of the annual stockholders' meeting on October 8, 2019 at 2:30 in the afternoon at One Café and Events Place, 6th Flr. One Corporate Centre, Doña Julia Vargas cor. Meralco Ave., Ortigas Center, Pasig City. The Board also set September 28 as record date for purposes of determining the shareholders entitled to receive Notice of Meeting and to vote and be elected during the said meeting.

Item 16. Matters Not Required to be Submitted

There is no action to be taken with respect to any matter which is not required to be submitted to a vote of the stockholders.

Item 17. Amendment of Charters, By-Laws & Other Documents

Except for the following, no other amendment was made by the Corporation:

1. Articles of Incorporation, Article 1V and to its By-Laws, Board of Directors Section 1, 8-13, as per Board Meeting held on December 17, 2004 and Stockholder's Meeting held thereafter, the same was approved by SEC on July 23, 2007 and October 11, 2007 respectively.
2. The Board of Directors in its special meetings held last January 07 and 28, 2008 decided to amend the Primary and Secondary Purposes of the Articles of Incorporation of the Company and the same was approved by the stockholders during the annual stockholders' meeting held on November 20, 2008.
The Board amended the Primary Purpose of the Corporation, from a holding company to a company engaged in the business of mining and oil exploration considering that the government is currently enticing the business sector to develop the country's natural resources on gas and oil. In doing so, the Secondary Purpose of the Company stipulated in Paragraph 2 under the heading "Mining" shall be taken out and inserted as its Primary Purpose instead. Then, the numbering of the Secondary Purpose shall be adjusted accordingly. This was approved by SEC on April 3, 2009.
3. Amendment of Articles of Incorporation due to change of principal office address from 22nd Floor Citibank Tower, 8741 Paseo de Roxas St., Makati City to 35th Floor, One Corporate Centre, Doña Julia Vargas Ave., cor. Meralco Ave., Ortigas Center, Pasig City was approved by SEC on June 26, 2013.

Item 18. Other Proposed Action

As of this report, there are no other matters which the Board of Directors intends to present or has reason to believe others will present at the meeting.

Item 19. Voting Procedures

An affirmative vote by the stockholders owning at least a majority of the outstanding capital stock shall be sufficient for the approval of:

- 1) Minutes of Stockholders meeting held on October 26, 2018;
- 2) Audited Financial Statements for the year ended December 31, 2018;
- 3) Ratification of Corporate Acts of the Board of Directors and Officers of the corporation;
- 4) Appointment of External Counsels;
- 5) Appointment of External Auditors;
- 6) Any other proposed action.

The method by which votes will be counted:

The holders of the majority interest of all outstanding stocks of the Corporation entitled to vote at the meeting present in person or by proxy, shall constitute a quorum for the transaction of business.

The holders of common stock are entitled to one vote per share, but in connection with the cumulative voting feature applicable to the election of directors, each stockholders is entitled to as many votes as shall equal the number of shares held by such person at the close of business on record date, multiplied by the number of directors to be elected. A stockholder may cast all of such votes for a single nominee or may apportion such votes among any two or more nominees. The shares shall be voted/cast by secret balloting and/or raising of hands. In all matters included in the agenda, the stockholders are entitled to one vote per share. For the election of directors, the counting will be cumulative. The counting of votes will be done by the Corporate Secretary with the assistance of the representatives of the Corporation's independent auditor Diaz Murillo Dalupan and Company and Stock Transfer Agent, Banco De Oro Stock Transfer Agency. All votes attaching to the shares owned by stockholders whose proxies were received by the Corporation will be casted in accordance with the instructions given or authority granted under proxies.

The Corporate Secretary shall record all the votes and proceedings of the stockholders and of the Directors in a book kept for that purpose.

Undertaking

Wellex Industries, Inc., as registrant, will provide the stockholders a copy of SEC Form 17-A free of charge. Any written request for a copy of SEC Form 17-A shall be addressed to the Office of the Corporate Secretary c/o WELLEX INDUSTRIES, INC., 35th Flr, One Corporate Center, Doña Julia Vargas Ave., cor. Meralco Ave, Ortigas Center, Pasig City, Philippines.

SIGNATURE PAGE

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this report is true, complete and correct. This report is signed in the City of Pasig on August 28, 2019.

Wellex Industries, Inc.

By:

A handwritten signature in black ink, appearing to read 'MARIEL L. FRANCISCO', with a long horizontal flourish extending to the right.

MARIEL L. FRANCISCO
Corporate Secretary

CERTIFICATION OF INDEPENDENT DIRECTOR

I, **Sergio R. Ortiz-Luis, Jr.**, Filipino, of legal age and a resident of 151 cor. 3rd St. & 10th Ave., Riverside Village, Pasig City, after having been duly sworn to in accordance with law do hereby declare that:

- I am an independent director of **Wellex Industries, Inc.** and have been its independent director since 2016.
- I am affiliated with the following companies or organizations:

COMPANY	POSITION	PERIOD OF SERVICE
Alliance Global, Inc.	Vice Chairman	2007 – present
Phil Chamber of Commerce & Industry	Chairman/Treasurer	2007 – present
Waterfront Phils., Inc.	Independent Director	2005 – present
Philippine Exporters Confederation Inc.	President/CEO	2008 – present
Philippine Estate Corp	Independent Director	2011 – present
B.A. Securities	Independent Director	2012 – present
Acesite (Phils) Hotel Corp	Independent Director	2013 – present
Consulate Romanian in the Philippines	Honorary Consul General	2015 – present
Forum Pacific, Inc.	Independent Director	2016 – present
Waterfront Manila Premier Development, Inc.	Chairman/Director	2017-present
Int'l Chamber of Commerce of the Phils	Founding Director	Present
Employers' Confederation of the Phils.	President	Present
Manila Exposition Complex Inc	Director	Present
VC Securities Corp	Vice-Chairman/Independent Director	Present
Country Garden Agri-Tourism Dev't. Inc	Chairman/Director	Present
Philippine International Airways	Chairman/Director	Present
National Center for Mediation	Chairman	Present
Integrated Concept & Solutions, Inc	Chairman	Present
Export Development Council	Vice Chairman	Present
Philippine Foundation, Inc. (Team Phils.)	Director/Past President	Present
Asia Pacific Chinese Media, Inc.	President	Present
GS1 & Int'l Chamber of Commerce Phils	Founding Director	Present
Alliance Energy Power and Dev't Inc.	Director	Present
La Salle Tech Academy	Director	Present
H2O (formerly Calapan Ventures, Inc.)	Director	Present
Rotary Club of Greenmeadows Foundation	Chairman	Present
Jardeli Club foundation	Vice-Chairman	Present
Rural Bank of Baguio	Director	Present
LikeCash Asia & Pacific Corp	Director	Present
SPC Power Corporation	Director	Present
Drug Abuse Resistance Education Phils.	Director	Present
Human Resource Dev't Foundation	Trustee/Treasurer	Present
Int'l Association of Educators for World Peace	Honorary Adviser	Present
The Philippine Bamboo Council	Private Sector Representative	Present
Patrol 117 - Foundation for Crime Prevention	Commissioner	Present
Industry Development Council	Member	Present
National Competitiveness Council	BPLS Champion	Member
Philippine Jaycee Senate	Senate	Member
Philippine Coastguard Auxiliary	Captain	Member

- I possess all the qualification and none of the disqualifications to serve as an Independent Director of **Wellex Industries, Inc.**, as provided for in Section 38 of the Securities Regulation Code, its Implement Rules and Regulations and other SEC issuances.
- I am not related to any director/officer/substantial shareholder of **Wellex Industries, Inc.** and its subsidiaries and affiliates other than the relationship provided under Rule 38.2.3 of the Securities Regulation Code
- To the best of my knowledge, I am not the subject of any pending criminal or administrative investigation or proceeding.
- I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation code and its Implementing Rules and Regulations, Code of Corporate Governance and other SEC issuances.
- I shall inform the Corporate Secretary of **Wellex Industries, Inc.** of any changes in the abovementioned information within five days from its occurrence.

Done, this **AUG 27 2019** day of **PASIG CITY**


SERGIO R. ORTIZ-LUIS, JR.
 Affiant

SUBSCRIBED AND SWORN to before me this **AUG 27 2019** day of **PASIG CITY**, affiant personally appeared before me and exhibited to me his Community Tax Certificate No. **107-846-762** issued at **Bureau of Internal Revenue**

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 Book No. **1**
 Series of 2019,

ATTY. LIEZEL C. BERNARDO
 Notary Public for the Cities of Pasig &
 San Juan & Municipality of Pateros
 Until 12.31.20/ Appt. No. 174 (2019-2020)
 35th Floor One Corporate Center
 Doña Julia Vargas corner Meralco
 Ave., Ortigas Center, Pasig City, Metro Manila
 Roll No. 69716/IBP No. 066069/01.09.19/Bulacan
 MCLE Compliance No. VI-0018219/02.06.19/Pasig City
 PTR No. 9035464/01.07.19/Manila City

CERTIFICATION OF INDEPENDENT DIRECTOR

I, **Byoung Hyun Suh**, Korean, of legal age and a resident of Unit 2006B The Salcedo Place, Tordesillas St., Salcedo Village, Makati City, after having been duly sworn to in accordance with law do hereby declare that;

1. I am an independent director of **Wellex Industries, Inc.** and have been its independent director since June 2011.
2. I am affiliated with the following companies or organizations;

COMPANY	POSITION	PERIOD OF SERVICE
Pan Islands, Inc.	President	February 1995 - present
World OKTA (Overseas Korean Traders Association) Federation	Director	November 2004 - present
Forum Pacific, Inc.	Independent Director	June 2011 - present
Bonamis Pharmacy Phil's. Corp.	President	October 2011 to Present
Metro Alliance Holdings & Equities Corp.	Independent Director	2016 - present
Philippines Estates Corporation	Independent Director	2016 - present

3. I possess all the qualification and none of the disqualifications to serve as an Independent Director of **Wellex Industries, Inc.**, as provided for in Section 38 of the Securities Regulation Code, its Implement Rules and Regulations and other SEC issuances.
4. I am not related to any director/officer/substantial shareholder of **Wellex Industries, Inc.** and its subsidiaries and affiliates other than the relationship provided under Rule 38.2.3 of the Securities Regulation Code.
5. To the best of my knowledge, I am not the subject of any pending criminal or administrative investigation or proceeding.
6. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation code and its Implementing Rules and Regulations, Code of Corporate Governance and other SEC issuances.
7. I shall inform the Corporate Secretary of **Wellex Industries, Inc.** of any changes in the abovementioned information within five days from its occurrence.

Done, this **AUG 27** day **2019**, at **PASIG CITY**.


BYOUNG HYUN SUH
 Affiant

SUBSCRIBED AND SWORN to before me this **AUG 27** day of **2019** at **PASIG CITY**, affiant personally appeared before me and exhibited to me his Community Tax Certificate No. **122-963-522** issued at **Bureau of Internal Revenue**.



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 Page No. **52**;
 Book No. **1**;
 Series of 2019;

ATTY. LIEZEL C. BERNARDO
 Notary Public for the Cities of Pasig &
 San Juan & Municipality of Pateros
 Until 12.31.20/Appt. No. 174 (2019-2020)
 35th Floor One Corporate Center
 Doña Julia Vargas corner Meralco
 Ave., Ortigas Center, Pasig City, Metro Manila
 Roll No. 69716/IBP No. 066069/01.09.19/Bulacan
 MCLE Compliance No. VI-0018219/02.06.19/Pasig City
 PTR No. 8035464/01.07.19/Manila City

CERTIFICATION OF INDEPENDENT DIRECTOR

I, **Ruben D. Torres**, Filipino, of legal age and a resident of No. 22 Kalaw Ledesma Circle, Tierra Verde Homes, Tandang Sora, Quezon City, after having been duly sworn to in accordance with law do hereby declare that:

1. I am an independent director of **Wellex Industries, Inc.** and have been its independent director since July 2018.
2. I am affiliated with the following companies or organizations:

COMPANY	POSITION	PERIOD OF SERVICE
BPO Workers Association of the Phils (BWAP)	President	Present
Services Exporters Risk Management & Consultancy Co. (SERMC)	Chairman/CEO	Present
Trade Union Congress of the Philippines	VP-International Affairs	Present
Forum Pacific, Inc.	Independent Director	July 2018 - present
Torres Caparas Torres Law Officers	Senior Partner	1998 – present
Waterfront Philippines Inc.	Director	2006 - present
Acesite Philippines Hotel Corporation	Director	2014 - present

3. I possess all the qualification and none of the disqualifications to serve as an Independent Director of **Wellex Industries, Inc.**, as provided for in Section 38 of the Securities Regulation Code, its Implement Rules and Regulations and other SEC issuances.
4. I am not related to any director/officer/substantial shareholder of **Wellex Industries, Inc.** and its subsidiaries and affiliates other than the relationship provided under Rule 38.2.3 of the Securities Regulation Code.
5. To the best of my knowledge, I am not the subject of any pending criminal or administrative investigation or proceeding.
6. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation code and its Implementing Rules and Regulations, Code of Corporate Governance and other SEC issuances.
7. I shall inform the Corporate Secretary of **Wellex Industries, Inc.** of any changes in the abovementioned information within five days from its occurrence.

Done, this AUG 27 2019 day PASIG CITY.


RUBEN D. TORRES
Affiant

SUBSCRIBED AND SWORN to before me this AUG 27 2019 day of PASIG CITY, affiant personally appeared before me and exhibited to me his Community Tax Certificate No. 135-071-068 issued at Bureau of Internal Revenue.

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ATTY. LIEZEL C. BERNARDO
Notary Public for the Cities of Pasig &
San Juan & Municipality of Pateros
Until 12.31.20/Appt. No. 174 (2019-2020)
35th Floor One Corporate Center
Doña Julia Vargas corner Meralco
Ave., Ortigas Center, Pasig City, Metro Manila
Roll No. 89716/IBP No. 066069/01.09.19/Bulacan
MCLE Compliance No. VI-0018219/02.06.19/Pasig City
PTR No. 8035464/01.07.19/Manila City

CERTIFICATION

I, MARIEL L. FRANCISO, of legal age and with office address at Unit 3104 Antel Global Corporate Center, #3 Doña Julia Vargas Avenue, Ortigas Center, Pasig City, after being duly sworn to in accordance with law, do hereby certify:

I am the duly elected Corporate Secretary of WELLEX INDUSTRIES, INC., a corporation duly organized and existing under Philippine laws with principal office at 35th Flr, One Corporate Center, Doña Julia Vargas Ave., cor. Meralco Ave., Ortigas Center, Pasig City (the "Corporation").

All incumbent directors and officers of the Corporation are not connected with any government agency or instrumentality, except for Lamberto B. Mercado, Jr. Attached herewith is a copy of his consent letter for your reference.

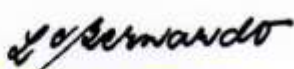
I execute this Certification to comply with the requirements of the Securities and Exchange Commission.

IN WITNESS WHEREOF, I have hereunto set my hand this August 28, 2019 in the City of Pasig.


MARIEL L. FRANCISO
Corporate Secretary

Subscribed and sworn to before me this AUG 28 2019 at PASIG CITY, Affiant exhibiting to me his TIN with No. 224-150-060.

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ATTY. LIEZEL C. BERNARDO
Notary Public for the Cities of Pasig &
San Juan & Municipality of Pateros
Until 12.31.20/Appt. No. 174 (2019-2020)
35th Floor One Corporate Center
Doña Julia Vargas corner Meralco
Ave., Ortigas Center, Pasig City, Metro Manila
Roll No. 69716/IBP No. 066069/01.09.19/Bulacan
MCLE Compliance No. VI-0018219/02.06.19/Pasig City
PTR No. 8035464/01.07.19/Manila City



**PHILIPPINE NATIONAL
CONSTRUCTION CORPORATION**

06 October 2017

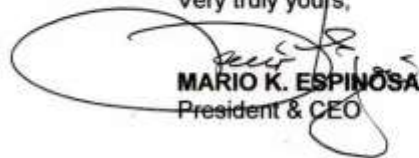
ATTY. LAMBERTO B. MERCADO JR.
Board of Directors Member
PNCC

Subject: **PERMISSION TO OCCUPY MEMBERSHIP
IN THE BOARD OF DIRECTORS**

Dear Atty Mercado:

Anent your request for written permission in occupying membership in the board of directors of other corporations, authority is granted upon you to engage as such director, provided that such engagement does not conflict with your official function as member of the PNCC Board.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mario K. Espinosa", is written over a large, stylized, circular flourish or "O" shape.
MARIO K. ESPINOSA
President & CEO

MANAGEMENT REPORT

AS REQUIRED BY SRC RULE 20 INCLUDING FINANCIAL INFORMATION FOR SECOND QUARTER OF 2019

BUSINESS AND GENERAL INFORMATION

1.) Brief Description of the General Nature and Scope of the Registrants Business and its Subsidiaries

Wellex Industries, Incorporated (WIN) is a company incorporated in the Philippines to engage primarily in the business of mining and oil exploration and was known as Republic Resources and Development Corporation (REDECO). The Company's corporate life officially ended on October 19, 2006. On January 19, 2006, the Company's Board of Directors (BOD) and stockholders approved the amendment of the Company Articles of Incorporation extending the corporate life for another 50 years up to October 19, 2056. The Company's Amended Articles of Incorporation was approved by the Securities and Exchange Commission (SEC) on July 20, 2007.

On January 28, 2008, the BOD approved the amendment of the Company's primary purpose from a holding company to a company engaged in the business of mining and oil exploration. The same was approved by the stockholders of the Company last November 20, 2008 during the annual Stockholders' Meeting. The Company's Amended Articles of Incorporation was approved by the Securities and Exchange Commission (SEC) on April 3, 2009.

The shares of WIN are listed and traded in the Philippine Stocks Exchange or PSE. The Company wholly owns two companies as of December 31, 2015, namely Plastic City Industrial Corporation (PCIC) and Philfoods Asia, Inc. (collectively known as the Group.) Both subsidiaries have ceased operation but PCIC subsidiaries continue to earn income by leasing out its warehouse facilities.

On February 10, 2016, the Parent Company sold its whole interest on Philfoods to Chesa Holdings, Inc. at ₱5 per share for a total purchase price of ₱6,249,996. The Parent Company incurred loss on the sale of this investment amounting to ₱6,249,997.

Plastic City Industrial Corporation

In November 1999, the Company formalized the entry of Plastic City Industrial Corporation (PCIC) into the Wellex Industries, Inc. family. PCIC was the Philippines' first fully-integrated manufacturer of plastic products used in a number of industries. From its humble beginnings as a plastic scrap palletizing operation in 1969, PCIC became the forefront of the plastics industry until year 2002 where the company was greatly affected by economic crisis. It was then the Company was forced to stop its operation.

PCIC's plants are located on a 50-hectare property north of Metro Manila. Plastic City is an industrial metropolis in itself. It used to serve the demands of different sectors such as plastic packaging, invaluable house ware products, appliance and telecommunications accessories, industrial parts and pipes for waterworks, sewerage and telecommunications, and electrical conduit systems.

Philfoods Asia, Inc.

Philfoods Asia, Inc., was established to become a major processor and producer of packaged beverages and foodstuffs. Based in Valenzuela, Metro Manila, the plant's capabilities cover a wide array of items, which include bottled drinking water, fruit juices, powdered juices, and cereal-based products such as biscuits, instant noodles, and other snack foods.

All plant equipment have been procured and installed for its programmed commercial operation. However because of the continuing adverse condition of the Philippine economy the management decided to postpone its operation.

Plastic City Industrial Corporation (PCIC) and Philfoods Asia, Inc. have decided to temporarily cease its manufacturing and commercial operations. The continued losses and cessation of operations were due mainly to scarcity of raw materials, increase in production costs in electricity, power and raw materials coupled with keen competition brought about the influx of imported goods. Due to the cessation of operations, the Group is now concentrating in leasing out its warehouse facilities.

2.) Properties and Other Assets

Investment Properties

These are properties held primarily to earn rentals and for capital appreciation. The carrying amounts of these properties (net of accumulated depreciation and impairment loss) are shown below:

	Land	Land improvements	Building and improvements	Total
Net carrying amounts, 01/01/2018	₱919,365,980	₱–	₱60,164,565	₱979,530,545
Additions	–			
Disposals	–			
Other Movements	–			
Depreciation	–	–	(2,571,563)	(2,571,563)
Net carrying amounts, 12/31/2018	₱919,365,980	₱–	₱57,593,002	₱976,958,982

In 2018, the group sold parcels of land with total carrying amount of ₱42,209,421 for a total consideration of ₱46,800,000 which resulted to a total gain of ₱4,590,579.

Rental income earned on the above investment properties amounted to ₱22.86 million, ₱17.49 million and ₱14.96 million for the years ended December 31, 2018, 2017 and 2016, respectively. While direct cost and expenses incurred on the buildings amounted to ₱13.27 million, ₱11.80 million and ₱9.46 million in 2018, 2017 and 2016, respectively, shown under “Direct costs and expenses” in the statements of comprehensive income. The carrying amount of the buildings being leased out is ₱25,029,039 and ₱26,354,423 as at December 31, 2018 and 2017, respectively.

The latest appraisal on the Group’s land and building and improvements was on December 9, 2015 by independent appraisers. The fair value is determined using the combination of income capitalization approach, cost approach and market approach.

The Group’s land with aggregate carrying amount of ₱651,901,500 as at December 31, 2018 and 2017 are subject properties under the MOA with ALC as disclosed in the Financial Statements. Under the terms of the MOA, the Group shall transfer to ALC full vacant physical possession, free and clear of informal settlers, occupants and encumbrances. Pursuant to those terms, the Group has contracted a third party for the demolition of certain buildings located in the subject properties. As at December 31, 2018, properties covered by the MOA has not been transferred to ALC. Land with an aggregate carrying amount of ₱381,136,506 as at December 31, 2018 and 2017, are mortgaged with PNB to secure the loans obtained by related parties which were already settled during the year.

On April 2016, the Group sold its land with carrying amount of ₱20,077,210 for a total consideration of ₱33,071,462 which resulted to a gain of ₱12,994,252.

Except from restriction in relation to PNB loans and MOA with ALC, there are no other restrictions on the realizability of its investment properties and no other contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

Fully depreciated investment properties still in use as at December 31, 2018 and 2017 amounted to ₱3,290,824.

Included in the Land are four (4) properties of Parent Company located in Rodriguez (formerly Montalban), Rizal. Number two is subject to liens and encumbrances which will be discussed in the Legal Proceedings on page 32.

#	Location	Title	Area (In Sq. Meters)
1	Montalban, Rizal	TCT N- 330602	3,283
2	Montalban, Rizal	TCT N-330603	49,884
3	Montalban, Rizal	TCT N- 330604	33,817
4	Montalban, Rizal	TCT N- 330605	315,592

The properties of Plastic City Industrial Corporation booked under Land are located in various areas but majority is located in Canumay, Valenzuela. Properties at any one time or another are subject, in the ordinary course of business, to certain liens and/or encumbrance in favor of their respective bank

creditors on short term basis for short term bank facilities, whether or not there are outstanding obligations thereto.

The company has no intention of acquiring property for the next twelve (12) months.

Location	Title No.	Area (In Sqm.)
Inland Container Corp. Canumay, Valenzuela Maysan, Valenzuela	T-123319 T-152765* T-122791 T-122792* T-122793* T-122794* T-122789 T-122790 V-13207 V-13208 V-19369 T-100259 T-100258	7,529 9,363 733 5,498 5,328 10,778 691 2,800.50 3,400 3,537 3,400 11,850 11,805
Pacific Plastic Corp. Valenzuela	T-123321 T-95577 T-111339 * T-112620 T-122995 T-109519*	5,598 30,987 8,600 7,841 195 469
Kennex Container Corp. Canumay, Valenzuela	T-116045 V-3845 V-4075 T-104313 V-4074 V-3952 V-3953 T-118213 T-124652 V-6111 T-143893 T-123303 * T-123322 T-128112 T-133034 T-126448 T-140376 T-139086 T-136923 T-116810 T-117461 T-139143 T-129796 T-144609 T-152764 * T-122810* T-122811 * T-122812 * T-144412 T-128111 T-98405 T-123439 T-117459	11,806 10,000 13,880 27,181 3,051 4,959 800 2,050 14,332 23,000 3,870 22,900 2,563 194 492 4,000 4,330 5,001 2,000 8,825 1,391 1,732 9,106 2,995 19,748 400 813 800 6,132 214 240 240 800
Rexlon Industries Corp. Maysan, Valenzuela	T-123520	225

V-5877	17,782
V-5878	10,581
T-144616	16,844
T-144615	5,893
T-144617	161
T-120035	240
V-5237	3,199
V-5362	1,000
T-145177	4,666
V-2227	3,198
V-6593	1,601
V-6594	3,200
V-6595	1,100
V-6596	1,099
V-7944	11,457
V-3592	1,600

*Lots previously mortgaged to PNB. The Group entered into a Settlement Agreement with PNB to pay P950 million last March 20, 2018. Upon payment, PNB will release the titles and issue the corresponding Cancellation of Mortgage. On the same date, the Group paid PNB P850 million and P100 million thirty (30) days after.

Interest in Joint Operation

The Group's investment in joint venture represents land contributed to the Operation.

In July 1997, the Group, together with International Polymer Corp. (IPC), Pacific Rehouse Corp. (PRC) and Ropeman International Corp. (RIC), entered into a Joint Venture Agreement (the "Agreement") as Owners with Philippine Estates Corporation (PHES), as Developer. Under the agreement, the owners contributed land with an approximate area of 29.5629 hectares located in Canumay, Valenzuela City, whereby PHES will develop into industrial estate in accordance with the plans mutually agreed by venturers.

The developer is entitled to forty percent (40%) of the net proceeds after deducting all relevant taxes, marketing and administrative expenses, and the remaining sixty percent (60%) of the shall constitute the owners share, divided proportionately to the areas of property contributed.

The carrying amount of investments in a joint venture is as follows:

	2018	2017
Cost		
Balance at beginning of year	₱590,214,111	₱590,214,111
Transfer to investment properties	(19,656,742)	-
Balance at end of year	570,557,369	590,214,111
Accumulated impairment loss		
At beginning of year	47,641,000	47,641,000
Reversal of impairment loss	-	-
At end of year	47,641,000	47,641,000
Net carrying amounts, December 31	₱522,916,369	₱542,573,111

The Group's land is carried at cost, less accumulated impairment loss. The fair value of land is determined using the combination of income capitalization approach, cost approach and market approach.

As at December 31, 2018 and 2017, outstanding receivable from PHES amounted to ₱10,897,335 which pertains to the Group's share in the sale of lot net of expenses.

Property, Plant and Equipment

Details of the Group's property, plant and equipment as at December 31, 2018 are as follows:

	Building and improvements	Machinery and equipment	Transportation equipment and tools	Furniture and fixtures	Total
Cost					
At beginning of year	₱800,000	₱547,522,657	₱8,203,282	₱8,828,122	₱565,354,061
Other movements	-	-	-	-	-

Balance at end of year	800,000	547,522,657	8,203,282	8,828,122	565,354,061
Accumulated Depreciation					
At beginning of year	800,000	439,228,176	8,203,282	8,823,042	470,043,083
Depreciation	-	7,508,709	-	5,080	7,513,789
Other movements	-	-	-	-	-
Balance at end of year	800,000	459,725,468	8,203,282	-	477,556,872
Impairment loss					
Balance at beginning	-	80,120,199	-	-	80,120,199
Other movements	-	-	-	-	-
Balance at end of year	-	80,120,199	-	-	80,120,199
Net carrying amount	₱-	₱7,676,990	₱-	₱-	₱7,676,990

Machinery and equipment includes the following:

Pipe Systems Plant		Blow Moulding / PET Plant	
Section	Machine	Section	Machine
PE	55 mm YEI – 1 55 mm YEI – 2 55 mm YEI – 3 55 mm YEI – 4 55 mm YEI – 5 80 mm YEI – 1 80 mm YEI – 2 90 mm YEI – 1	Blowing	Bekum - 1 Bekum - 2 Bekum - 3 Bekum - 4 Bekum - 5 Tahara - 1 Tahara - 2 Tahara - 3 Tahara - 4 Ardor Fongkee
PVC	CMT 58 CMT 68 PPI 77 PPI 90		55 - 1 65 - 1
Injection Moulding Plant			
Section	Machine	Section	Machine
IWASAKI	PM – 1 Nissei * PM - 2 Nissei * PM - 3 Nissei * PM - 4 Nissei * PM - 5 Nissei * PM - 6 Nissei * PM - 7 Nissei * PM - 8 Nissei * PM - 9 Nissei * PM - 10 Nissei * PM - 11 Nissei * PM - 12 Nissei * PM - 14 Nissei * PM - 15 Nissei * PM - 16 Nissei * PM - 17 Nissei * PM - 18 Nissei * PM - 19 Nissei * PM - 20 Nissei * PC - 51 Nissei PC - 52 Nissei PC - 53 Nissei PC - 54 Nissei PC - 55 Nissei PC - 56 Nissei PC - 57 Nissei PC - 58 Nissei 40 OZ JSW 60 OZ JSW 125 OZ Natco 140 OZ Natco	PPC/PCC	PM - 21 Nissei * PM - 22 Nissei * PC - 29 Nissei PC - 30 JSW PC - 39 KF PC - 40 Jon Wai PC - 41 Natco PC - 42 Jon Wai PC - 43 Jon Wai PC - 44 Jon Wai PC - 45 Jon Wai PC - 46 Nissei PC - 41 Natco PC - 42 Jon Wai PC - 47 Nissei PC - 48 Nissei PC - 49 Nissei PC - 50 Nissei 75 – 1,2,3 90 – 1 90 – 2 100 – 1 100 – 2 100 – 3 100 – 4 100 – 5 Aoki 250 LL Aoki 250 LL Aoki 250 LL
		Thermoforming Plant	
		Extrusion	E2 – Wellex

	200 A OZ Nissei 200 B OZ Nissei		E2 – Taiwan E3 – Taiwan
	260 OZ Natco PC - 51 Nissei PC - 52 Nissei PC - 53 Nissei PC - 54 Nissei PC - 55 Nissei PC - 56 Nissei PC - 57 Nissei PC - 58 Nissei 40 OZ JSW	Thermoforming	T1 – Dipiemme T2 – Dipiemme T3 – Illig T4 – Illig T5 – Illig T6 – Illig T7 – Illig T8 – Illig T9 – Illig V1 – Taiwan
Rimming	R1 – Dipiemme R2 – Illig R3 – Dipiemme	Printing	P1 – Moss P2 – Omso P3 – Osmo

Buildings and Leasehold Improvements

Since the company stopped the operation and focused in leasing the warehouses here are the lists of lessees as of December 31, 2018:

No	Name of Lessee	Co.	Area in sqm	Contract Period	Rental Income
1	SMYPC - MANILA GLASS PLANT - Bldg 22-A	ICC	1,134	04/01/18-03/31/19	258,188
2	SMYPC - MANILA GLASS PLANT - Bldg 22-B	ICC	1,134	04/01/18-03/31/19	258,188
3	SMYPC - MANILA PLASTIC PLANT - Bldg 30	ICC	2,200	12/31/17-03/31/19	500,894
4	SMYPC - MANILA PLASTIC PLANT - Bldg 32	ICC	3,052	06/05/17-03/05/19	694,876
5	SMYPC - MANILA PLASTIC PLANT - Bldg 33	ICC	2,900	06/14/17-03/14/19	673,212
6	SMYPC - MANILA PLASTIC PLANT - Bldg 34 Open	ICC	5,000	10/08/17-03/07/19	776,667
7	Triple Seven J.R.T Builders (formerly Sta Rita Builders) - Bldg 15	KCC	1,100	07/01/18-12/31/18	241,607
8	Graceful Logistics	KCC	2,000	05/15/18-05/14/19	240,000
9	Oytana Trucking and Logistics Inc	KCC	1,000	06/01/18-05/31/19	120,000
10	Benson Guevarra - 43A	KCC	702	10/01/18-09/30/19	159,830
11	Jayson Chua	KCC	795	11/01/18-10/31/19	120,670
12	San Miguel Brewery Inc.- Bldg 23	PPC	3,105	04/01/18-04/30/19	665,357
13	San Miguel Brewery Inc.- Shipping Yard	PPC	1,430	04/01/18-04/30/19	191,518
14	San Miguel Brewery, Inc - Bldg 24	PPC	1,476	03/01/18-03/31/19	316,286
15	SAN MIGUEL BREWERY, INC - Bldg 25 Open Yard	PPC	1,500	03/01/18-03/31/19	200,893
16	BIG THUMB ENTERPRISES-Bldg 23 Open Space	PPC	35	03/01/18-03/31/19	9,000
17	Goeng Marketing - Bldg 26	PPC	524	01/01/18-12/31/18	112,286
18	FUDSOURCE CORPORATION - Bldg 19	PPC	1,050	01/15/18-01/15/19	225,000
19	RBSB ENTERPRISES-Bldg 28	PPC	300	11/15/17-01/14/19	63,000
20	HIGANTIS CONTRACTOR CORP	PPC	697.5	08/01/18-07/31/19	168,147

3.) Risks

The Group is exposed to a variety of financial risk which results from both its operating and financing activities. The Group's risk management is coordinated with the Board of Directors, and focuses on actively securing the short-term cash flows by minimizing the financial markets.

The Group does not actively engage in the trading of financial assets for speculative purposes nor does it write options.

The most significant financial risks to which the Group is exposed to are described below:

a) Credit risk

Credit risk refers to the risk that counterparty will default its contractual obligation resulting in financial loss to the Group. The Group's credit risk is primarily attributable to its financial assets which composed of cash, trade and other receivables, instalment contract receivables and advances to related parties.

The Group's exposure to credit risk arises from default of the counterparty with a maximum exposure equal to the carrying amount of these instruments, as summarized below:

Credit risk exposure

The Group's maximum exposure to credit risk without taking into account any collateral held or other credit enhancements arises from the carrying amount financial assets recognized in the consolidated statements of financial position.

In order to minimize credit risk, the Group has developed and maintained internal credit risk gradings to categorize exposures according to their degree of risk of default. The Group uses its own trading records to rate its major customers and other debtors.

The Group's current credit risk grading framework is as follows:

Category	Description	Basis for recognizing ECLs	Base	Minimum allowance for credit losses	Stage
Performing	The counterparty has a low risk of default and does not have any past due amounts	12-month ECL	0%	0%	1
Doubtful	Amount is 1-30 days past due or there has been a significant increase in credit risk since initial recognition	Lifetime ECL – not credit-impaired	25%	1%	2
	Amount is 31-90 days past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL – not credit-impaired	25%	5%	2
	Amount is 91-180 days past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL – not credit-impaired	25%	10%	2
	Amount is 181-360 days past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL – not credit-impaired	25%	12%	2
In default	Amount is over 1 year to 2 years past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL – credit-impaired	50%	15%	3
	Amount is over 2 years to 3 years past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL – credit-impaired	100%	15%	3
	Amount is over 3 years to 5 years past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL – credit-impaired	100%	50%	3
Write off	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery	Amount is written off	100%	100%	3

The maximum credit risk exposure of the financial assets is the carrying amount of the financial assets shown on the face of statement of financial position, as summarized below:

December 31, 2018					
		Basis of recognizing ECL	Gross Carrying Amount	Loss allowance	Net carrying amount
Cash in bank	(a)		₱12,613,158	₱-	₱12,613,158
Trade and other receivables	(b)	Lifetime ECL	133,792,702	(71,729,232)	62,063,470
Installment contract receivable	(c)	Lifetime ECL	57,316,896	-	57,316,896
Advances to related parties	(d)	Lifetime ECL	169,561,830	(121,182,068)	48,379,762
Total			₱373,284,586	(₱192,911,300)	₱180,373,286

January 1, 2018 (upon adoption of PFRS 9)					
		Basis of recognizing ECL	Gross Carrying Amount	Loss allowance	Net carrying amount
Cash in bank	(a)		₱2,429,039	₱-	₱2,429,039
Trade and other receivables	(b)	Lifetime ECL	132,252,627	(62,118,634)	70,133,993
Installment contract receivable	(c)	Lifetime ECL	57,316,896	-	57,316,896
Advances to related parties	(d)	Lifetime ECL	173,717,572	(113,618,381)	60,099,191
Total			₱365,716,134	(₱175,737,015)	₱189,979,119

None of the Group's financial assets are secured by collateral or other credit enhancements, except for cash as described below.

Cash in bank

The credit risk for cash in bank is considered negligible, since the counterparties are reputable banks with high quality external credit ratings. Cash in banks are insured by the Philippine Deposit Insurance Corporation up to a maximum coverage of ₱500,000 for every depositor per banking institution.

Trade and other receivables

Credit risk arising from rental income from leasing of buildings is primarily managed through a tenant selection process. Prospective tenants are evaluated on the basis of payment track record and other credit information. In accordance with the provisions of the lease contracts, the lessees are required to deposit with the Group security deposits and advance rentals which helps reduce the Group's credit risk exposure in case of defaults by the tenants.

For existing tenants, the Group has put in place a monitoring and follow-up system. Receivables are aged and analyzed on a continuous basis to minimize credit risk associated with these receivables.

The Group has applied simplified approach to measure the loss allowance at lifetime ECL on trade and other receivables.

Advances to related parties

For advance related to parties, the Group has applied the general approach to measure the loss allowance at lifetime ECL. The Group determines the ECL on these items by using a provision matrix, estimated based on historical credit loss experience based on the past due status of the debtors, adjusted as appropriate to reflect current conditions and estimates of future economic conditions.

To measure the ECL, trade and other receivables, and advances to related parties have been grouped based on shared credit risk characteristics and the days past due. The Group has therefore concluded that the expected loss rates for trade and other receivables, and advances to related parties are a reasonable approximation of the loss rates for the financial assets.

The expected loss rates are based on the payment profiles of trade and other receivables, and advances to related parties over a period of sixty (60) months before December 31, 2018 and January 1, 2018 and the corresponding historical credit loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the third parties and related parties to settle the receivables.

Trade and other receivables, and advances to related parties are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the Group and if past due for more than five (5) years.

Installment contract Receivables

The Group reviews compliance by the debtor to agreement and takes into consideration the financial position of the debtor. The Group continuously assesses the compliance of both parties to the covenants attached to the Contract to Sell. The identified impairment loss on installment contract receivable is immaterial, hence no ECL is recognized.

On that basis, the loss allowance as at December 31, 2018 and January 1, 2018 (upon adoption of PFRS 9) was determined based on months past due, as follows for trade and other receivables, and advances to related parties.

		December 31, 2018			
		Basis of recognizing ECL	Gross carrying amount	Loss allowance	Net carrying amount
Cash in banks – note 4	(a)		₱ 12,613,158	₱ –	₱ 12,613,158
Trade and other receivables – note 5	(b)	Lifetime ECL	133,792,702	(71,729,232)	62,063,470
Installment contract receivable – note 21	(c)	Lifetime ECL	57,316,896	–	57,316,896
Advances to related parties – note 18	(b)	Lifetime ECL	169,561,830	(121,182,068)	48,379,762
Total			₱373,284,586	(₱192,911,300)	₱180,373,286

		January 1, 2018 (upon adoption of PFRS 9)			
		Basis of recognizing ECL	Gross carrying amount	Loss allowance	Net carrying amount
Cash in banks – note 4	(a)		₱ 2,429,039	₱ –	₱ 2,429,039
Trade and other receivables – note 5	(b)	Lifetime ECL	132,252,627	(62,118,634)	70,133,993
Installment contract receivable – note 21	(c)	Lifetime ECL	57,316,896	–	57,316,896
Advances to related parties – note 18	(b)	Lifetime ECL	173,717,572	(113,618,381)	60,099,191
Total			₱365,716,134	(₱175,737,015)	₱189,979,119

The management continues to review advances to related parties for any legally enforceable right to offset with liabilities with the expressed intention of the borrower to settle on a net basis.

Impaired accounts represent account of third parties and related parties that have not paid for a long time and for which the Group believes that a portion of the receivables may not be collected. The allowance is estimated based on the Group's estimate for accounts which it believes may no longer be collected.

A reconciliation of the closing loss allowance for trade and other receivables and advances to related parties as at December 31, 2018 to the opening loss allowance is presented below:

December 31, 2018	
Balance at beginning of the year	₱175,737,095
Additional lifetime ECL	17,174,285
Balance at the end of the year	₱192,911,380
January 1, 2018	
Balance under PAS 39	₱116,283,004
Effect on adoption of PFRS 9	59,454,011
Balance under PFRS 9	₱175,737,015

(b) Price Risk

The Group is exposed to price risk on the fluctuation on the price or fair value of financial assets at FVOCI. It manages its risk arising from changes in market price by monitoring the changes in the market price of the investments. The Group's financial asset at FVOCI has no significant price risk since it has no quoted price in an active market.

Of the price of the financial asset at FVOCI had been 10% higher/lower the other comprehensive income (loss) for the years ended December 31, 2018 and 2017 would decrease/increase by ₱1,250,000.

(c) Liquidity Risk

The Group's policy is to maintain a balance between continuity of funding through cash advances from related parties.

The following table details the Group's remaining contractual maturity for its financial liabilities. The table below has been drawn up based on undiscounted cash flows of financial liabilities based on earliest date on which the Group can be required to pay.

December 31, 2018	With indefinite term of maturity	With definite term of maturity		Total
		Due within one year	More than one year	
Accounts payable and other liabilities*	P–	P4,332,314	P–	P4,332,314
Advances from related parties	483,331,456	–	–	483,331,456
Advances from lessees	–	3,715,351	–	3,715,351
Borrowings	–	–	–	–
	P483,331,456	P8,047,665	P–	P491,379,121

*excluding government liabilities

December 31, 2017	With indefinite term of maturity	With definite term of maturity		Total
		Due within one year	More than one year	
Accounts payable and other liabilities	P–	P4,209,445	P–	P4,209,445
Advances from related parties	502,488,360	–	–	502,488,360
Advances from lessees	–	2,897,013	–	2,897,013
Borrowings	–	–	–	–
	P502,488,360	P7,106,458	P–	P509,594,818

*excluding government liabilities

Substantial portion of the Group's financial liabilities consist of advances from related parties. There is no specific terms of advances agreed with the related parties. The Group does not expect to pay its liabilities with related parties nor expect related parties to collect within twelve (12) months after the reporting date. Furthermore, advances from affiliates and stockholders were settled through assignment and offsetting among the Group.

4.) Legal Proceedings

On October 28, 2010, PCIC subsidiaries, namely Inland Container Corp., Pacific Plastic Corp. and Kennex Container Corp., together with certain affiliates (the "Petitioners") filed a petition for corporate rehabilitation (the "Plan") before the Regional Trial Court of Valenzuela (the "Court") by authority of Section 1, Rule 4 of Rules and Procedures on Corporate Rehabilitation, in order to revive the Petitioners manufacturing operations and bring them back to profitability for the benefit of the creditors, employees and stockholders.

The Plan will be implemented over a span of five (5) years, with the Petitioners to expect gross income projection of P4.214 million from 2011 to 2015, assuming the Plan was immediately approved. The Plan entails the following: (a) capital restructuring; (b) debt restructuring; (c) reconditioning of machinery and equipment; (d) implementation of sales plan; and (e) joint venture for the real estate conversion from industrial to commercial and residential.

The Petitioner's properties were subjected to foreclosure sale on November 5, 2010, but were suspended due to the issuance by the Court of "Stay Order" dated November 2, 2010 which among others, appointment by the Court of a Receiver and setting the initial hearing on the petition on December 14, 2010 whereby all creditors, the Bank and the related party creditors, were allowed to submit their comments on the corporate rehabilitation.

On March 9, 2011, the Receiver filed an initial report on the rehabilitation plan before the Court. The related party creditors interpose no objection to the Plan. However, the creditor banks commented on the dismissal of the Plan due to: (a) failure to comply, in form and substance, with the requirements of Financial Rehabilitation and Insolvency Act of 2010 (FRIA); (b) non-viability of the Plan; and (c) foreclosure rights of the creditor banks are affected. The Receiver recommended to the Petitioners to: (a) show clear blue print for the conversion of the industrial real estate into commercial or residential zones with specifics on cost, financial capacity of investor, time frame and potential value of the properties; and (b) show how financial projections will be attained with specifics on key target markets and contributions, products, volume and prices, cost of raw materials, labor costs, manufacturing and selling expenses.

On June 7, 2011, PNB filed a motion to dismiss the Plan. On July 27, 2011, the court issued an order denying the motion to dismiss filed by PNB for being a prohibited pleading.

On August 26, 2011, the Petitioners filed an opposition to PNB's motion to dismiss and swore to show clear blue print for the conversion of industrial real estate into commercial or residential zones and projected financial statements showing in details how the projected revenues will be attained under the Plan, within thirty (30) days from August 26, 2011 to September 25, 2011 through a revised Plan.

On August 31, 2011, a motion to dismiss was filed by BDO joining the previous motion to dismiss filed by PNB.

On September 18, 2012, the Court granted the Petitioner's motion for the time to submit the revised Plan and gave the Petitioners sixty (60) days until November 4, 2012 to submit the revised Plan.

On September 24, 2012, the Petitioners filed a motion for partial reconsideration on the submission of revised Plan with respect to the Petitioners prayer to be allowed to enter into a formal property development agreement with Avida Land Corp. (ALC). On the same date, the Petitioners have fully settled its loan with BDO, including all accrued interest.

On October 25, 2012, PNB filed its opposition on the motion for partial reconsideration. In its opposition, PNB averred that: (a) the revision of the Plan is no longer proper as it was outside the one (1) year period provided under the FRIA and under the Rules of Corporate Rehabilitation; (b) there is no substantial likelihood for the Petitioners to be successfully rehabilitated.

On November 9, 2012, the court granted the Petitioners motion for the partial reconsideration to submit the revised plan and also authorized the Petitioners to enter into a formal property development agreement with ALC for the purpose of coming up with a concrete and complete Plan, provided that the development agreement will form part of the revised Plan.

On December 17, 2012, the Petitioners filed a revised Plan (which supersedes the first Plan) before the Court. Incorporated in the revised Plan as the Memorandum of Agreement (MOA) entered by the Petitioners and other related parties with ALC on the same date, for the development of 21.3 hectares of land located in Valenzuela City into a residential clusters of condominium, townhouses, house and lots. Out of the total 21.3 hectares, 12.8 hectares (representing 60% of the aggregate area) was owned by the Petitioners, and around 8.47 hectares were mortgaged to PNB to secure the loan with an outstanding principal balance of P594 million as at December 31, 2012. As at December 31, 2012 the fair value of mortgaged properties to PNB amounted to P254.09 million. The projected future gross cash flows from the implementation of the revised plan amounted to P916.4 million over a nineteen (19) year time frame, of which P549.83 million were attributable to the share of the Petitioner based on agreed sharing scheme.

On January 31, 2013, the Receiver submitted its comment on the revised Plan and requested the Court to order the parties to negotiate and explore realistic and mutually acceptable rehabilitation plan.

In 2013, several enhancements of the revised Plan were discussed by the Petitioners and PNB.

On January 15, 2014, a conference prior to the resolution of the case was held among the Petitioners, PNB, BDO and the rehabilitation receiver. One of the topics covered, among others, is the presentation of Revised Rehabilitation Proposal letter by Novateknika Land Corp. (NLC) (borrower of PNB of which the properties by Petitioners were used to secure the loan of NLC) to PNB dated December 6, 2013. The terms of the proposal, among others are the following:

- ₱700 million to be paid within a period of 120 days from the acceptance of the offer; and
- All properties and collaterals mortgaged to PNB, including Quirino Manila, Valenzuela and Davao to be returned to their respective debtors or mortgagors.

In a letter dated February 3, 2014 by the Rehabilitation Receiver to the Court, the receiver mentioned that efforts were exerted to find a mutually acceptable plan of payment. However, the firm stand of PNB to be paid in full amount of ₱4 billion and liquidate the mortgaged properties served as barriers.

The Rehabilitation Receiver also reiterates his recommendations made in the Report dated November 28, 2013:

- 1) PNB will be paid at an amount substantially more than liquidating the mortgaged properties. At its present use, the mortgaged properties of PNB can command a price of ₱254 million against payment of ₱600 million plus interest. Of the ₱600 million to be paid, ₱200 million will be paid upfront and balance of ₱400 million over a period of five (5) years at 5 % p.a. interest rate. There will be no opportunity losses for PNB even if the ₱400 million will be amortized as interest is being paid. As to the latest proposal made by Novateknika Land Corp. increasing the loan amount to be paid at ₱700 million (in this Corporate Rehabilitation proceedings the proposal is for P600 million) with the condition to release the mortgages in Valenzuela, Quirino, Manila and Davao City, Rehabilitation Receiver has no means of fully evaluating the latest proposal with the additional condition of releasing the mortgages in Quirino, Manila and Davao City.
- 2) Approval of the Rehabilitation Plan will pave the way for the development of the Plastic City Compound into a residential community which will not only benefit PNB but also the Petitioners and other property owners in the compound.
Given that PNB will be granted its motion to convert the proceedings to one of the liquidation and ultimately foreclose and take possession of the mortgaged properties, it will be quite difficult for PNB to immediately sell or develop same as it seems that the mortgaged properties are land locked and situated in the mid to inner part of the Plastic City Compound.

On November 19, 2014, the Petitioners received the Court order dated October 20, 2014 which disapproved the enhanced rehabilitation plan of Petitioners and converted the rehabilitation case into liquidation. The Court also issued an order which declared the Petitioners insolvent, ordered the liquidation of the assets of the Petitioners, and directed the sheriff to immediately take possession and safely keep all real and personal properties until the appointment of liquidator.

On December 15, 2014, the Petitioners filed a Petition for Review with Court of Appeals. As of the date of the issuance of the financial statements, the Court of Appeals has not reached a decision on the matters and accordingly, the eventual outcome of these matters cannot be determined as at reporting date.

On December 18, 2015, the CA issued its decision pertaining to the petition for review following the issuance of RTC's decision. The CA denied the petition and affirmed the decision of the RTC.

On January 22, 2016, a Motion for Reconsideration was the filed by the Petitioners praying that the decision of the CA be reversed and set aside. As of the date of the issuance of consolidated financial statements, the CA has not yet ruled on the Motion for Reconsideration, and accordingly, the eventual outcome of these matters cannot be determined as at reporting date.

On July 12, 2016, the petitioners received the Resolution dated July 4, 2016 of the Court of Appeals, denying petitioner's Motion for Reconsideration of the Decision dated December 18, 2015. Hence, on August 11, 2016, petitioners filed a Petition for Review before the Supreme Court, docketed as G.R. No. 225579.

On November 04, 2016, petitioners received the resolution dated September 14, 2016 of the Supreme Court, denying the petition for review. On November 21, 2016 petitioners filed a Motion for Reconsideration of the said Resolution. On February 28, 2017, upon Petition of PNB, the RTC issued an order allowing the suspension of action in the proposed liquidation plan until after the comments of the creditors with regards to the amount of remaining obligation after foreclosure are taken into consideration in the liquidation plan. On March 1, 2017, the RTC issued an order granting PNB to continue with the foreclosure proceedings. The Petitioners were given 15 days to respond to the order. Meantime, the Group will maintain its warehouse facilities and machineries and equipment to facilitate the continued commercial use and maintain cash flows from rental to support its current operations. The Group will explore other business opportunities and assess and review its financial status. A capital infusion and build-up program is also contemplated in order to breathe life into the Group's consolidated financial statement of financial position. The size and timing thereof will be directly related to the planned entry into both the mining and real estate (industrial estate) sectors. The eventual outcome of these matters cannot be determined as at reporting date. As of the date of the issuance of the report, the Petitioners is in the process of responding to the order.

On January 24, 2018, the RTC rendered a decision ordering NLC and some of the stockholders jointly and solidarily liable to pay PNB amounting to ₱593 million with interest of 12% per annum from date of default, 24% penalty per annum and ₱3 million attorney's fees, less the proceeds of the auction sale of

₱119 million. On March 20, 2018 in order to terminate the proceedings and to finalize the settlement of all obligations of the Group to PNB, including, but not limited to the judgment of RTC, the Group entered into a Settlement Agreement with PNB to pay ₱950 million (the 'Settlement Amount') payable in two (2) tranche (₱850 million upon execution of the Settlement Agreement and ₱100 million thirty (30) days after). Once PNB receive the Settlement Amount, it shall release the titles and issue the corresponding Cancellation of Mortgage of its lien over Davao and Valenzuela properties of the Group. Also, PNB shall sell the Quirino, Manila properties to NLC for a consideration of ₱170 million which is to be taken from the Settlement Amount. Further, after compliance of all obligations in the Settlement Agreement, the Group and NLC are hereby mutually, irrevocably, freely and voluntarily release and forever discharge one another, including their principals, affiliates, subsidiaries, owners, directors, officers, managers, successors-in-interest, agents, representatives, and/or assigns, from any and all claims, suits, and causes actions of whatever kind and nature, disclosed or undisclosed, pending or potential, which in law or equity they had, now have, or may have against each other, directly or indirectly arising out of, wholly or partially from, or related to or incidental to any of the facts, issues, or disputes involved in above cases, all of which claims, suits and causes of action the parties hereby relinquish, abandon, waive, save for such cause(s) of action that a party hereto may have against the other arising out of the said Settlement Agreement.

On the same date, the Group issued a check payable to PNB amounting to ₱850 million.

In this regard, the Group plans to pursue the development of the properties in Valenzuela City into residential clusters of condominium, townhouses, house and lots. Meanwhile, the Company will explore other business opportunities and assess and review its financial status. A capital infusion and build-up program is also contemplated in order to breathe life into the consolidated statements of financial position. The size and timing thereof will be directly related to the planned entry into both the mining and the real estate (industrial estate) sectors. The eventual outcome of these matters cannot be determined as at reporting date.

On June 24, 2019, the parent company filed a civil case against Macquarie Green Properties, Inc., the Provincial Government of Rizal, the Provincial Treasurer of Rizal and the Register of Deeds for Marikina City for the annulment of public auction sale, reconveyance, cancellation and reinstatement of title and damages related to the property covered by TCT No. 330603 with an area of 49,884 square meters. The said property was sold at a public auction, without the Company's knowledge last April 24, 2012 at a public auction by Provincial Treasurer of Rizal to Macquarie Green Properties, Inc. for only ₱123,605.56 or ₱2.477 per square meter and on May 21, 2013, a Deed of conveyance was issued.

Prior to the sale of the property, the company did not receive any written notice of levy, or any notice of delinquency or any notice of public auction sale involving the said property. Upon verification from the Office of the Provincial Treasurer, no notice of delinquency in relation to the subject property has been posted at the main hall and in a publicly accessible and conspicuous place in each barangay of the Provincial of Rizal. Likewise, no notice of sale was posted at the main entrance of the provincial building and in a publicly accessible and conspicuous place in the barangay where the property is located.

The Certificate of Sale and Deed of Conveyance do not state compliance with the notices and posting requirements. Further, the public auction sale was made of the entire subject property, and not only of a usable portion thereof as may be necessary to satisfy the claim and cost of sale. Subsequently, on the basis of the sale which did not comply with the notices and posting requirements, Register of Deeds of Marikina City wrongfully cancelled TCT No. 330603 in the name of the company and wrongfully issued TCT No. 009-2015007670 in the name of Macquarie Green Properties, Inc.

As of July 31, 2019, the case is still pending and the Company has not received any order of Execution relative to this case.

Consequently, the consolidated financial statements have been prepared assuming that the Group will continue as a going concern. The consolidated financial statements do not include any adjustments relating to the recoverability and classification of the recorded assets or the recognition and classification of liabilities that might result from the outcome of this uncertainty.

Aside from the legal proceedings disclosed above, there is no any material pending legal proceedings to which the Company or any of its subsidiaries or affiliates is a party.

MANAGEMENT'S DISCUSSION AND ANALYSIS OR PLAN OF OPERATION

A copy of the Audited Financial Statements as of December 31, 2018 and Unaudited Second Quarter of 2019 Financial Statements are herein attached.

PLAN OF OPERATION

Since the Company ceased its manufacturing operations due to high production costs and stiff competition, the focus of its operations was shifted to leasing its warehouse facilities. The Company reorganized its operations by leasing out its vacant facilities to interested operators.

In 2007 and prior years, the Company's business of mining and oil exploration became secondary to real estate and energy development. On January 28, 2008, the BOD approved the amendment of the Company's primary purpose from a holding company to a company engaged in the business of mining and oil exploration. The purpose of the amendment of the primary purpose was essentially to enable the Company to ride the crest of a resurgent mining industry including oil exploration of the country's offshore oil fields. The Company's strategy is to identify mining properties with proven mineral deposits particularly nickel, chromite, gold and copper covered by MPSAs and to negotiate for either a buyout or enter into a joint venture arrangement. For its oil and mineral exploration activities, the Company has identified and conducted initial discussions with potential investors.

However, the continuing global financial crises dampened metal and oil prices and has adversely affected the investment environment of mining and oil and mineral exploration industry of the country.

The Company is considering re-entry into the real estate market, specifically the development of industrial estates/subdivisions, for which it has already gained sufficient expertise in its operations in Valenzuela City.

Projected Plan For The Next Twelve (12) Months:

We have been successful in working out a compromise solution with the Philippine National Bank. As such, the rehabilitation cases of our Group have been settled.

Plan of Operation

Moving forward, we will pursue our Agreement with Avida Land Corporation (ALC) for the development of our real estate. The project will be undertaken in a joint venture with Philippine Estate Corporation (PHES), an affiliate, to convert industrial real estate into commercial and residential zones to increase its value.

The Parent Company, on the other hand, has put on hold its plans to acquire mining company with an existing Mineral Product Service Agreement (MPSA) with the Mines and Geoscience Bureau (MGB). This is due to stringent requirements that the Department of Environment and Natural Resources (DENR) had placed on several dormant mining companies and the subsequent business slowdown in the industry as a result thereof.

Capital Generation and Satisfaction

Based on current operation, the Company's cash requirements can be generated internally from rental income from the remaining lease contracts. However, should there be substantial deviation from the Company's commercial activities there might be a need to raise funds by way of advances from shareholders or officers and affiliates. The Group has substantial amount of trade receivables and receivables from related parties which are realizable upon demand. The management believes that resources are sufficient for projected plans for the next twelve months.

Project Research and Development

Furthermore, the group will explore new business opportunities in the development of industrial estates, and to this end, ocular inspections for suitable raw land for development into industrial estates are being carried out in Cavite, Laguna, Batangas and Bulacan. Discussions have been carried out with local government city planning officials in order to determine which sites are candidates for long-term success, and we are in constant communication with urban planners and construction engineers in order to fully understand the financial feasibility models for the development of these industrial estates.

Manpower and Capital Asset Requirements

Manpower will be outsourced when needed and when the operation commence. A capital-infusion and build-up program is also contemplated in order to breathe life into the group's financial standing, the size and timing of which will be directly related to the planned entry into new business endeavors.

Financial Highlights

The following table shows the comparative operating data and financial statements of the Company for the years ending December 31, 2018, 2017, 2016 and 2015.

	As of December 31 (Amounts in Php '000)			
	2018	2017	2016	2015
Income Statement				
Rental Income	₱22,860	₱17,492	₱14,958	₱15,238
Direct cost and Expense	(13,270)	(11,001)	(9,461)	(7,457)
Operating Expense	(17,315)	(23,008)	(24,701)	(25,688)
Loss from Continuing Operations	(7,725)	(16,518)	(19,204)	(17,907)
Other income (expenses)	(12,811)	(788)	129,574	453,714
Income tax expense – current & deferred	(1,818)	(763)	(2,588)	(243)
Net Income (Loss) for the year	(22,354)	(18,069)	107,782	435,564
Earnings (Loss) Per Share	(0.0068)	(0.0055)	0.0329	0.1330
Balance Sheet				
Current Assets	145,398	145,809	144,594	85,762
Noncurrent Assets	1,568,613	1,665,487	1,683,366	1,712,155
Total Assets	1,714,011	1,811,296	1,827,960	1,797,917
Current liabilities	17,496	13,857	18,159	26,323
Noncurrent liabilities	483,999	503,114	497,406	514,555
Stockholder's equity	1,212,526	1,294,335	1,312,395	1,257,038
Total Liabilities & Equity	₱1,714,011	₱1,811,296	₱1,827,960	₱1,797,917

Calendar Year Ended December 31, 2018 vs. Calendar Year Ended December 31, 2017

The Top Five (5) Key Performance Indicators

The Company and its subsidiaries determine their performance on the following five (5) key performance indicators.

1. Revenue Growth – the company gauge its performances by determining rental income and the number of tenants for the year. For the year ended December 31, 2018, the Group has an average of ₱1,143,005 rental income per tenant (with 20 areas being leased) or an increase of ₱171,239 or 17.62% as compared to last year (with 18 areas being leased out). As the company terminates some of its lease contracts with various tenants resulted by the sale of the land with ALC, rental rates were raised to cover direct expenses.
2. Receivables – the company assesses the collection receivables and management of credit line by determining the past due ratio done thru the aging receivables. The company considers receivables over 60 days as past due. This is derived by dividing past due receivables by the total outstanding receivable. Gross Profit Margin – this is derived by dividing the gross profit over the revenues amount.
3. Working Capital – to meet the obligations of the company, it is measured by determining current assets over current obligations.
4. Advances by the Affiliates – this is to determine, how much the obligations of the company of which, are the affiliated companies are the responsible in paying that liabilities.

Indicator	2018	2017
Revenue	17.62%	36.43%
Receivables (Past Due Ratio)	48.01%	45.25%
Gross Profit Rate	41.95%	37.10%
Working Capital	831.03%	1,024.08%
Advances Ratio	0.00%	0.00%

For the year 2018, all working capital requirements came from the rental income generated by the subsidiaries and advances from affiliates.

CHANGES IN RESULTS OF OPERATION

Revenues and Earnings per share

Total revenues for the year 2018 and 2017 are ₱22.8M and ₱17.5M, respectively. The Group has ceased commercial operations since 2002 and currently disposed to lease out its warehouse facilities. Due to these circumstances, revenue for the year increased by ₱5.3M or 30.29%. As of December 31, 2018, the Group has twelve (12) tenants occupying 20 areas. Rental rates were increased to cover overhead and fixed expenses.

Earnings (loss) per share comparisons from year 2018 and 2017 as follows: (₱0.0068) and (₱0.0055) respectively.

Cost and Expenses

Total expenses as reflected on the table consist of direct cost, operating expenses and finance cost net of other income for each year.

Direct cost consisted primarily of depreciation, security services, repairs and maintenance, property taxes and insurance. Direct cost for 2018 increased by ₱2.27M or 20.63% as compared to last year due to the net effect (i) lower property taxes paid for the current year by ₱1M or 19%, (ii) higher expenses in repairs and maintenance during the year by ₱2.1M or 453%, (iii) increased in depreciation due to adjustment and purchase of properties by ₱0.99M or 63% and (iv) increased of payment of Insurance by ₱0.21M or 1,767%.

Operating expenses for 2018 decreased by ₱5.7M or 24.78% mainly due to net effect of; (i) lower depreciation by ₱5.68M or 43%, taxes and licenses by ₱0.40M or 23%, listing and maintenance fee by ₱0.33M or 49%, purchase of office supplies by ₱0.00M or 57% and miscellaneous by ₱0.13M or 17% and (ii) higher salaries and wages by ₱0.20M or 10% for the additional employees, communication and light and water usage by ₱0.20M or 22%, commission of agents by ₱0.31M or 61% and contributions by employer for the new hire employees by ₱0.03M or 27%.

In 2018, Other Expenses was incurred with an increased by ₱12.02M or 1,526% compared last year due to the new provision for ECL (PFRS guidelines) which was adopted by the company starting January 2018 and increase in finance cost during the current year.

Income tax expense increased by ₱1.06M or 138% in 2018 as compared in 2017.

CHANGES IN FINANCIAL CONDITION

Current Assets

Receivables

This account consists of trade receivable from rental and related parties, advances to third parties and reimbursable utilities expenses from tenants of PCIC. Rental receivables are collectible monthly based on terms of the contract. This year, receivables account decreased by ₱12.11M or 16.33%. Advances to third parties represent receivable from a previously disposed subsidiary with a corresponding allowance for doubtful accounts.

The Group has applied PFRS 9 for the first time from January 1, 2018 and resulted in changes in accounting policies which will be discussed in the attached Notes. The credit quality and aging of trade and other receivables are also fully disclosed in the Notes to Consolidated Financial Statements.

Installment Contract Receivable

This account pertains to receivable from Avida Land Corp. (ALC) in connection with the Contract to Sell (CTS) entered by Pacific Plastic Corp. (PPC), a PCIC Subsidiary, and ALC last December 17, 2012, for the sale of 25,203 sqm of land located in Valenzuela City. The land is covered by the MOA with ALC and was classified as investment property with a carrying value of ₱75,609,000 which is equal to its fair value at the time of sale as determined by the recent appraisal.

The land was sold for a total purchase price of ₱63,685,440 (inclusive of VAT) payable in 10% down payment, which was received in 2012, and the balance payable in three (3) equal installments from 2013 to 2015. PPC recognized loss on sale amounting to ₱18,747,000 in 2012. As of December 31, 2018 and 2017, current portion of installment contract receivable amounted to ₱57,316,896.

Upon receipt by PPC of the full payment of the purchase and provided that ALC is not in violation of the terms of the CTS or upon the request of the ALC, the parties shall execute the corresponding Deed of Absolute Sale covering the Property substantially in accordance with the Deed of Absolute Sale.

Prepaid expenses and other current assets

This account increased by ₱1.5M or 12.73% due to recognition of creditable withholding taxes and input VAT incurred for the year. The carrying amounts of the creditable withholding tax and input taxes are reduced to the extent that they are no longer probable that sufficient income tax due and revenue subject to VAT, respectively, will be available to allow all or part of the creditable withholding and input taxes to be utilized.

As of December 31, 2018, no provision for impairment has been recorded since management believes that the accounts are fully realizable.

Noncurrent Assets

Advances to Affiliates

This account consists of advances made by the company to finance the working capital requirements of its subsidiaries.

The recorded balance as of December 31, 2018 and 2017 amounted to ₱48.4 million and ₱115.5 million, respectively. The Group has also made offsetting arrangements to settle intercompany receivables and payables.

The Group has applied PFRS 9 for the first time from January 1, 2018 and resulted in changes in accounting policies which will be discussed in the attached Notes to Consolidated Financial Statements.

Investment Properties

This account consists of land and buildings and improvements held primarily to earn rentals and for capital appreciation and future development. The land and buildings and improvements were situated in Valenzuela, Metro Manila and Rodriguez (formerly Montalban) Rizal is carried at revalued amounts as determined by an independent firm of appraisers. A decrease by ₱2.6M is due to depreciation recognized for the year of the same amount which was charged to direct cost.

Interest in a Joint Operation

In July 1997, the Group, together with International Polymer Corp. (IPC), Pacific Rehouse Corp.(PRC) and Ropeman International Corp. (RIC), entered into a Joint Venture Agreement (the "Agreement") as Owners with Philippine Estates Corporation (PHES), as Developer. Under the agreement, the owners contributed land with an approximate area of 29.5629 hectares located in Canumay, Valenzuela City, whereby PHES will develop into industrial estate in accordance with the plans mutually agreed by venturers.

The developer is entitled to forty percent (40%) of the net proceeds after deducting all relevant taxes, marketing and administrative expenses, and the remaining sixty percent (60%) of shall constitute the owners share, divided proportionately to the areas of property contributed.

The Group's land is carried at cost, less accumulated impairment loss. Based on the recent appraisal of the property conducted by an independent firm of appraisers on December 9, 2015, the fair value of land is determined to be higher than its carrying amount. Previously recognized impairment loss amounting to ₱159,583,954 was reversed. The fair value of land is determined using the combination of income capitalization approach, cost approach and market approach.

As at December 31, 2018 and 2017, outstanding receivable from PHES amounted to ₱10,897,335, respectively, which pertain to the Group's share in the sale of lot net of expenses.

No revenue and expenses recognized in relation to the joint venture in 2018 and 2017.

Property and Equipment

This consists of buildings and improvements, machinery and equipment, transportation equipment and tools and furniture and fixtures of PCIC subsidiaries used for the manufacture of plastic products and food processing.

Depreciation and amortization are computed using the straight –line method over the estimated lives of the assets. The decrease is due to the depreciation provision during the year. At present, the Group has no contractual commitment to acquire property and equipment as at December 31, 2018 and 2017.

Total depreciation charged to operating expenses amounted to ₱7.5M, ₱13.2M and ₱13.3M in 2018, 2017 and 2016, respectively.

Other Assets

This consists mainly of Refundable Deposits. An amount of ₱0.18M was recorded in year 2018 and 2017.

Current Liabilities

Accounts Payable

This account consists of trade payables to various suppliers of PCIC subsidiaries, deferred rental and government liabilities.

The amount recorded in year 2018 and 2017 are ₱13.8M and ₱11M, respectively. The increase of ₱2.8M or 25.73% was due to increase in government liabilities.

Advances from Related Parties

This represents non-interest bearing cash advances extended by the affiliates and stockholders to the Company and its subsidiaries for working capital requirements. A decreased by ₱19.2M or 3.82% was recorded in 2018.

The Group has applied PFRS 9 for the first time from January 1, 2018 and resulted in changes in accounting policies which will be discussed in the attached Notes to Consolidated Financial Statements.

Advances from Lessee

Lease contracts include payment of advance rental by the lessee which shall be refunded without interest on the expiration of the lease or pre-termination of the lease period, less any corresponding obligation and damages. An increase by ₱0.8M or 28.25% pertains to advance rental on the new and renewal of lease contracts.

Calendar Year Ended December 31, 2017 vs. Calendar Year Ended December 31, 2016

The Top Five (5) Key Performance Indicators

The Company and its subsidiaries determine their performance on the following five (5) key performance indicators.

1. Revenue Growth – the company gauge its performances by determining rental income and the number of tenants for the year. For the year ended December 31, 2017, the Group has an average of ₱971,766 rental income per tenant (with 18 areas being leased) or an increase of ₱259,497 or 36.43% as compared to last year (with 21 areas being leased out). As the company terminates some of its lease contracts with various tenants resulted by the sale of the land with ALC, rental rates were raised to cover direct expenses.
2. Receivables – the company assesses the collection receivables and management of credit line by determining the past due ration done thru the aging receivables. The company considers receivables over 60 days as past due. This is derived by dividing past due receivables by the total outstanding receivable.
3. Gross Profit Margin – this is derived by dividing the gross profit over the revenues amount.
4. Working Capital – to meet the obligations of the company, it is measured by determining current assets over current obligations.
5. Advances by the Affiliates – this is to determine, how much the obligations of the company of which, are the affiliated companies are the responsible in paying that liabilities.

Indicator	2017	2016
Revenue	36.43%	25.85%
Receivables (Past Due Ratio)	45.25%	44.64%
Gross Profit Rate	37.10%	36.75%
Working Capital	1,024.08%	796.26%
Advances Ratio	0.00%	0.00%

For the year 2017, all working capital requirements came from the rental income generated by the subsidiaries and advances from affiliates.

CHANGES IN RESULTS OF OPERATION

Revenues and Earnings per share

Total revenues for the year 2017 and 2016 are ₱17M and ₱15M, respectively. The Group has ceased commercial operations since 2002 and currently disposed to lease out its warehouse facilities. Due to these circumstances, revenue for the year increased by ₱2M or 16.94%. As of December 31, 2017, the Group has nine (9) tenants occupying 18 areas. Rental rates were increased to cover overhead and fixed expenses.

Earnings (loss) per share comparisons from year 2017 and 2016 as follows: (₱0.0055) and ₱0.0329 respectively.

Cost and Expenses

Total expenses as reflected on the table consist of direct cost, operating expenses and finance cost net of other income for each year.

Direct cost consisted primarily of depreciation, security services, repairs and maintenance, property taxes and insurance. Direct cost for 2017 increased by ₱1.5M or 16.28% as compared to last year due to the net effect: (i) higher property taxes paid for the current year by ₱2.89M or 120%, repairs and maintenance by ₱0.14M or 43% and (ii) decreased in depreciation due correction/adjustment by ₱1.49M or 49%, and decreased in payment of insurance by ₱0.00M or 8% in year 2016.

Operating expenses for 2017 decreased by ₱1.7M or 6.85% mostly due to; (i) decreased in professional fees by ₱0.57M or 20%, salaries of employees by ₱0.26M or 11% due to resigned employees, communication and light and water consumption by ₱0.29M or 24%, commission by ₱0.03M or 5%, transportation expense by ₱0.00M or 12%, office supplies by ₱0.01M or 42% and miscellaneous expense by ₱0.79M or 51% and (ii) an increased in listing and maintenance fee by around ₱0.34M or 134%.

In 2017, the company incurred other expenses as compared to last year's other income with a decrease by ₱128.79M or 101% due to no sale of investment in subsidiaries and properties.

Income tax expense decreased by 71% in ₱1.83M or 2017 as compared in 2016.

CHANGES IN FINANCIAL CONDITION

Current Assets

Receivables

This account consists of trade receivable from rental and related parties, advances to third parties and reimbursable utilities expenses from tenants of PCIC. Rental receivables are collectible monthly based on terms of the contract. This year, receivables account decreased by ₱1.8M or 2.44%. 37 Advances to third parties represent receivable from a previously disposed subsidiary with a corresponding allowance for doubtful accounts. The credit quality and aging of trade and other receivables are fully disclosed in the Notes to Consolidated Financial Statements.

Installment Contract Receivable

This account pertains to receivable from Avida Land Corp. (ALC) in connection with the Contract to Sell (CTS) entered by Pacific Plastic Corp. (PPC), a PCIC Subsidiary, and ALC last December 17, 2012, for the sale of 25,203 sqm of land located in Valenzuela City. The land is covered by the MOA with ALC and was classified as investment property with a carrying value of ₱75,609,000 which is equal to its fair value at the time of sale as determined by the recent appraisal.

The land was sold for a total purchase price of ₱63,685,440 (inclusive of VAT) payable in 10% down payment, which was received in 2012, and the balance payable in three (3) equal installments from 2013 to 2015. PPC recognized loss on sale amounting to ₱18,747,000 in 2012. As of December 31, 2017 and 2016, current portion of installment contract receivable amounted to ₱57,316,896.

Upon receipt by PPC of the full payment of the purchase and provided that ALC is not in violation of the terms of the CTS or upon the request of the ALC, the parties shall execute the corresponding Deed of Absolute Sale, covering the Property substantially in accordance with the Deed of Absolute Sale.

Prepaid expenses and other current assets

This account increased by ₱0.4M or 3.48% due to recognition of creditable withholding taxes and input VAT incurred for the year. The carrying amounts of the creditable withholding tax and input taxes are reduced to the extent that they are no longer probable that sufficient income tax due and revenue subject to VAT, respectively, will be available to allow all or part of the creditable withholding and input taxes to be utilized.

As of December 31, 2017, no provision for impairment has been recorded since management believes that the accounts are fully realizable.

Noncurrent Assets

Advances to Affiliates

This account consists of advances made by the company to finance the working capital requirements of its subsidiaries.

The recorded balance as of December 31, 2017 and 2016 amounted to ₱114.8 million and ₱131.1 million, respectively. The Group has also made offsetting arrangements to settle intercompany receivables and payables.

Investment Properties

This account consists of land and buildings and improvements held primarily to earn rentals and for capital appreciation and future development. The land and buildings and improvements were situated in Valenzuela, Metro Manila and Rodriguez (formerly Montalban) Rizal is carried at revalued amounts as determined by an independent firm of appraisers. A decrease by ₱1.6M is due to depreciation recognized for the year of the same amount which was charged to direct cost.

Interest in a Joint Operation

In July 1997, the Group, together with International Polymer Corp. (IPC), Pacific Rehouse Corp.(PRC) and Ropeman International Corp. (RIC), entered into a Joint Venture Agreement (the "Agreement") as Owners with Philippine Estates Corporation (PHES), as Developer. Under the agreement, the owners contributed land with an approximate area of 29.5629 hectares located in Canumay, Valenzuela City, whereby PHES will develop into industrial estate in accordance with the plans mutually agreed by venturers.

The developer is entitled to forty percent (40%) of the net proceeds after deducting all relevant taxes, marketing and administrative expenses, and the remaining sixty percent (60%) of shall constitute the owners share, divided proportionately to the areas of property contributed.

The Group's land is carried at cost, less accumulated impairment loss. Based on the recent appraisal of the property conducted by an independent firm of appraisers on December 9, 2015, the fair value of land is determined to be higher than its carrying amount. Previously recognized impairment loss amounting to ₱159,583,954 was reversed. The fair value of land is determined using the combination of income capitalization approach, cost approach and market approach.

As at December 31, 2017 and 2016, outstanding receivable from PHES amounted to ₱10,897,335, respectively, which pertain to the Group's share in the sale of lot net of expenses.

Property and Equipment

This consists of buildings and improvements, machinery and equipment, transportation equipment and tools and furniture and fixtures of PCIC subsidiaries used for the manufacture of plastic products and food processing.

Depreciation and amortization are computed using the straight –line method over the estimated lives of the assets. The decrease is due to the depreciation provision during the year. At present, the Group has no contractual commitment to acquire property and equipment as at December 31, 2017 and 2016. \

Total depreciation charged to operating expenses amounted to ₱13.2M, ₱13.3M and ₱13.5M in 2017, 2016 and 2015, respectively.

Other Assets

This consists mainly of Refundable Deposits. An amount of ₱0.18M was recorded in year 2017 and 2016.

Current Liabilities

Accounts Payable

This account consists of trade payables to various suppliers of PCIC subsidiaries, deferred rental and Value Added Tax.

The amount recorded in year 2017 and 2016 are ₱11M and ₱15.4M, respectively. The decrease of ₱4.5M or 28.94% was due to settlement of subsidiaries' payable during the year using the proceeds from the sale of investment property.

Advances from Related Parties

This represents non-interest bearing cash advances extended by the affiliates and stockholders to the Company and its subsidiaries for working capital requirements. A decreased by ₱1.1M or 0.22% was recorded in 2017.

Advances from Lessee

Lease contracts include payment of advance rental by the lessee which shall be refunded without interest on the expiration of the lease or pre-termination of the lease period, less any corresponding obligation and damages. An increase by ₱0.3M or 12.51% pertains to advance rental on the new and renewal of lease contracts.

Calendar Year Ended December 31, 2016 vs. Calendar Year Ended December 31, 2015

The Top Five (5) Key Performance Indicators

The Company and its subsidiaries determine their performance on the following five (5) key performance indicators.

1. Revenue Growth – the company gauge its performances by determining rental income and the number of tenants for the year. For the year ended December 31, 2016, the Group has an average of ₱712,269 rental income per tenant (with 21 areas being leased) or a decrease of ₱184,089 or 25.85% as compared to last year (with 17 areas being leased out). Current year rental income is lower than last year due to termination of some of lease contracts to prepare the land for development as entered into agreement with ALC. As the company terminates some of its lease contracts with various tenants resulted by the sale of the land with ALC, rental rates were raised to cover direct expenses.
2. Receivables – the company assesses the collection receivables and management of credit line by determining the past due ratio done thru the aging receivables. The company considers receivables over 60 days as past due. This is derived by dividing past due receivables by the total outstanding receivable.
3. Gross Profit Margin – this is derived by dividing the gross profit over the revenues amount.
4. Working Capital – to meet the obligations of the company, it is measured by determining current assets over current obligations.
5. Advances by the Affiliates – this is to determine, how much the obligations of the company of which, are the affiliated companies are the responsible in paying that liabilities.

Indicator	2016	2015
Revenue	25.85%	20.75%
Receivables (Past Due Ratio)	44.64%	10.15%
Gross Profit Ratio	36.75%	51.06%
Working Capital	796.26%	325.80%
Advances Ratio	0.00%	0.00%

For the year 2016, all working capital requirements came from the rental income generated by the subsidiaries and advances from affiliates.

CHANGES IN RESULTS OF OPERATION

Revenues and Earnings per share

Total revenues for the year 2016 and 2015 are ₱15M and ₱15.2M, respectively. The Group has ceased commercial operations since 2002 and currently disposed to lease out its warehouse facilities. Decrease of ₱0.2M or 1.32% is due to termination of other lease contracts for buildings and warehouses to prepare

the land as covered by memorandum of agreement with ALC for the development of the Plastic City compound. As of December 31, 2016, the Group has nine (9) tenants occupying 21 areas, more than that of last year. Rental rates were increased to cover overhead and fixed expenses.

Earnings (loss) per share comparisons from year 2016 and 2015 as follows: ₱0.0329 and ₱0.1330 respectively.

Cost and Expenses

Total expenses as reflected on the table consist of direct cost, operating expenses and finance cost net of other income for each year.

Direct cost for 2016 increased by ₱2M or 26.67% as compared to last year due to: (i) higher property taxes paid by ₱1.98M or 473% and (ii) increased in repairs and maintenance made during the current year by ₱0.00M or 7%.

Operating expenses for 2016 decreased by ₱1M or 3.89% due to net effect of: (i) decreased in professional fees paid for the year due to appraisal made by ₱.96M or 25%, salaries expense by ₱0.14M or 6% due to resigned employees, taxes and licenses by ₱0.81M or 32% caused by some discontinued operations, employer contribution by ₱0.02M or 17% due to the resigned employees and office supplies by ₱0.06M or 71% caused by company's stock last year and (ii) increased in communication and light and power by ₱0.21M or 22% due to power usage during the year, listing and maintenance fee by ₱0.04M or 13%, transport and travel expenses by ₱0.00M or 10% and miscellaneous expense by ₱0.98M or 166%.

In 2016, the company incurred other income with a decrease by ₱324.14M or 71% due to the following; (i) sale of investment in subsidiaries and properties in 2016 and (ii) reversal of impairment loss on investment properties and joint venture and recording of impairment loss on investment properties and property and equipment in 2015.

Income tax expense increased by ₱2.35M or 965% in 2016 as compared in 2015.

CHANGES IN FINANCIAL CONDITION

Current Assets

Receivables

This account consists of trade receivable from rental, advances to employees and reimbursable utilities expenses from tenants of PCIC. Rental receivables are collectible monthly based on terms of the contract. This year, trade receivable account increased by ₱57.3M or 389.80% due to receivables from previous subsidiary that were not eliminated during consolidation. These subsidiaries (Philfoods Asia, Inc., Wellex Industries, Inc. and MPC Plastic Corp.) were sold to third party last February 10, 2016. Outstanding receivables from these previous subsidiaries were retained on respective financial statements of Parent Company, Wellex Industries, Inc. and Plastic City Industrial Corporation. As of December 31, 2016, only receivables from Philfoods Asia, Inc. are fully covered by valuation allowance amounting to ₱58.1M.

Installment Contract Receivable

This account pertains to receivable from Avida Land Corp. (ALC) in connection with the Contract to Sell (CTS) entered by Pacific Plastic Corp. (PPC), a PCIC Subsidiary, and ALC last December 17, 2012, for the sale of 25,203 sqm of land located in Valenzuela City. The land is covered by the MOA with ALC and was classified as investment property with a carrying value of ₱75,609,000 which is equal to its fair value at the time of sale as determined by the recent appraisal.

The land was sold for a total purchase price of ₱63,685,440 (inclusive of VAT) payable in 10% down payment, which was received in 2012, and the balance payable in three (3) equal installments from 2013 to 2015. PPC recognized loss on sale amounting to ₱18,747,000 in 2012. As of December 31, 2016 and 2015, current portion of installment contract receivable amounted to ₱57,316,896.

Upon receipt by PPC of the full payment of the purchase and provided that ALC is not in violation of the terms of the CTS or upon the request of the ALC, the parties shall execute the corresponding Deed of Absolute Sale covering the Property substantially in accordance with the Deed of Absolute Sale.

Prepaid expenses and other current assets

This account increased by ₱2.2M or 23.66% due to recognition of creditable withholding taxes and Input VAT incurred for the year. The carrying amounts of the creditable withholding tax and input taxes are reduced to the extent that they are no longer probable that sufficient income tax due and revenue subject to VAT, respectively, will be available to allow all or part of the creditable withholding and input taxes to be utilized.

As of December 31, 2016, no provision for impairment has been recorded since management believes that the accounts are fully realizable.

Noncurrent Assets

Advances to Affiliates

This account consists of advances made by the company to finance the working capital requirements of its subsidiaries.

The recorded balance as of December 31, 2016 and 2015 amounted to ₱131.1 million and ₱119.7 million, respectively. The Group has also made offsetting arrangements to settle intercompany receivables and payables.

Investment Properties

This account consists of land and buildings and improvements held primarily to earn rentals and for capital appreciation and future development. The land and buildings and improvements were situated in Valenzuela, Metro Manila and Rodriguez (formerly Montalban) Rizal is carried at revalued amounts as determined by an independent firm of appraisers. A decrease by ₱22.9M is due to net effect of depreciation recognized for the year amounting to ₱3.1M which was charged to direct cost, and disposal of land with a carrying value of ₱19.8M. PCIC subsidiary, Rexlon Industrial Corp., sold its land last April 2016 for a total consideration of ₱33.1M. The Company recognized ₱12.99M gain from this sale.

On December 9, 2015, independent appraisers assessed that the aggregate fair value of Group's investment properties (which includes land, land improvements and buildings and improvements) was above its costs, and recovery of previously recognized impairment loss of ₱337,293,585 was recognized for the year 2015. The fair value is determined using the combination of cost and market approach.

Interest in a Joint Operation

This account consists of parcels of land contributed to a joint venture through a Joint Venture Agreement entered into in 1997 between PCIC subsidiaries (Inland Container Corporation, Rexlon Industrial Corporation and Kennex Container Corporation) with Philippine Estates Corporation (PEC) as Developer and PCIC subsidiaries and other affiliates as co-landowners.

The developer is entitled to forty percent (40%) of the net proceeds after deducting all relevant taxes, marketing and administrative expenses, and the remaining sixty percent (60%) of the shall constitute the owners share, divided proportionately to the areas of property contributed. Based on the recent appraisal of the property conducted by an independent firm of appraisers on December 9, 2015, it was determined that the fair value of land, land improvements and buildings and building improvements contributed to the joint venture is higher than its carrying amount. Previously recognized impairment loss amounting to ₱159.6M was reversed. The fair value of land is determined using the combination of income capitalization approach, cost approach and market approach.

The Group recognized revenue amounting to ₱1.6M representing its share in the sale of joint venture lots in 2015. As at December 31, 2016, outstanding receivable from PEC amounted to ₱12.6M which pertain to the Group's share in the sale of lot net of expenses.

Property, Plant and Equipment

This consists mainly of land, buildings and various equipment of PCIC subsidiaries and Philfoods used for the manufacture of plastic products and food processing.

Depreciation and amortization are computed using the straight –line method over the estimated lives of the assets. See notes to financial statement.

The decrease is due to the depreciation provision during the year. At present, property, plant and equipment are not subject to any liens or encumbrances.

Total depreciation charged to operating expenses amounted to ₱13.3M, ₱13.5M and ₱14.021M in 2016, 2015 and 2014, respectively.

Other Assets

This consists mainly of Refundable Deposits. An amount of ₱0.181M was recorded in year 2016 and 2015.

Current Liabilities

Accounts Payable

This account consists of trade payables to various suppliers of PCIC subsidiaries, deferred rental and Value Added Tax.

The amount recorded in year 2016 and 2015 are ₱15.4M and ₱23.9M, respectively. The decrease of ₱8.5M or 35.56% was due to settlement of subsidiaries' payable during the year using the proceeds from the sale of investment property.

Advances from Affiliates and Stockholders

This represents non-interest bearing cash advances extended by the Affiliates and Stockholders to the Company and Subsidiaries for working capital requirements.

A decreased by ₱17.1M or 3.33% was recorded in 2016 due to the offsetting of advances to and from Plastic City Corporation and other related parties.

Advances from Lessee

Lease contracts include payment of advance rental by the lessee which shall be refunded without interest on the expiration of the lease or pre-termination of the lease period, less any corresponding obligation and damages. An increase by ₱0.3M or 13.04% pertains to advance rental on the new and renewal of lease contracts.

(i) Summary of Material Trends, Events and Uncertainties

Plastic City Industrial Corporation and its Subsidiaries

PCIC and its subsidiaries have ceased operations but have leased out their warehouse facilities. The intention of the Group is to continue its operations by focusing on "injection moulding" due to its very encouraging prospect and which was shown to have a high viability rating that will contribute highly towards the Group's maximum operations and financial position. Management is continuously in search of reliable joint venture partners who have means to continue its operations.

On October 28, 2010, PCIC subsidiaries (namely ICC, PPC and KCC) with certain affiliates jointly filed a petition for corporate rehabilitation in order to revive its manufacturing operations. Details of the rehabilitation were fully disclosed in the notes to financial statement and in Item 3 Legal Proceedings.

(ii) Events that will Trigger Direct of Contingent Financial Obligation

Since the Plastic City Industrial Corporation ceased in commercial operation there are no events that will trigger direct of contingent financial obligation that is material to Wellex Industries Inc. including any default or acceleration of an obligation.

(iii) Material Off-Balance Sheet Transactions, Arrangements, Obligations

There are no material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of Wellex Industries Inc. with unconsolidated entities or other persons created during the reporting period. The present activity of the company is focused on reorganizing its operations in preparation for its new businesses.

(iv) Commitment For Capital Expenditures

Since the Plastic City Industrial Corporation ceased in commercial operation there are no commitments on major capital expenditures.

(v) Any Known Trends, Events of Uncertainties (Material Impact on Net Sales / Net Income)

The Group has ceased commercial operations since 2002 and currently disposed to lease out its warehouse facilities. Rental Income recorded for the year 2018 compared to 2017 increased by 30.69%. As of December 31, 2018 there are twelve (12) lessees occupying 20 areas such as the warehouses, shipyards, open spaces and extensions inside the Plastic City premise. Rental rates were increased to cover fixed and overhead expenses.

Current ratio (current assets over current liabilities) as of December 31, 2018 is 831.33% with current assets of ₱145.4M over ₱17.5M current liabilities. The Group's policy to address liquidity risk is to maintain a balance between continuity of funding through cash advances from the Parent Company and affiliates. Payment of current liabilities such as government taxes, employees' premium contributions, etc. was funded through these cash advances. The Group does not expect to pay its liabilities to related parties within twelve months after the reporting date. Furthermore, advances from affiliates and stockholders were settled through assignment and offsetting among the Group.

(vi) Significant Element of Income or Loss That Did Not Arise From Continuing Operation

PCIC and subsidiaries ceased manufacturing operations in 2001 and leased out their warehouse/ building facilities. The intention of the Company is to continue its operation by focusing on activities such as "injection molding due to their very encouraging prospects and which have shown to have a high viability rating that will contribute highly towards the Company's maximum operation and financial position.

But the company is now more focus on leasing its warehouses.

(vii) Material Changes on Line Items in Financial Statements

Material changes on line items in financial statements are presented under the captions 'Changes in Financial Condition' and 'Changes in Results of Operation' above.

The Group has applied PFRS 9 for the first time from January 1, 2018 and resulted in changes in accounting policies and affected some line items in Financial Statements. This will be discussed in the attached Notes to Consolidated Financial Statements.

(viii) Effect of Seasonal Changes in the Financial Condition or Results of Operations

The financial condition or results of operations is not affected by any seasonal change.

Undertaking

Wellex Industries, Inc., as registrant, will provide the stockholders a copy of SEC Form 17- A free of charge. Any written request for a copy of SEC Form 17-A shall be addressed to the Office of the Corporate Secretary c/o WELLEX INDUSTRIES, INC. 35th Floor, One Corporate Centre Doña Julia Vargas Ave. cor. Meralco Ave., Ortigas Center, Pasig City, Philippines.

Interim Period as of Quarter Ended June 30, 2019

Below are the results of operations of the Parent Company and its subsidiaries as of the Quarter ended June 30, 2019 together with its financial conditions as of the same period.

▪ Unaudited Income Statement

	Amounts in PhP			
	Apr-Jun, 2019	Apr-Jun, 2018	Jan-Jun, 2019	Jan-Jun, 2018
<i>Income Statement</i>				
Rental Income	₱6,993,052	₱5,683,546	₱14,132,584	₱11,119,917
Direct Costs and Expenses	3,769,775	4,839,975	6,124,976	7,172,749
Gross Profit	3,223,277	843,571	8,007,609	3,947,168
Operating Expenses	7,525,189	4,358,425	12,547,598	8,469,276
Loss from Operations	(4,301,912)	(3,514,854)	(4,539,990)	(4,522,108)
Other Income	82,999	81,347	(285,409)	162,331
Finance Costs	-	-	-	-
Loss before Tax	(4,218,914)	(3,433,507)	(4,825,399)	(4,359,777)

Income Tax Expense	-	-	-	
Net Loss for the period	(4,218,914)	(3,433,507)	(4,825,399)	(4,359,777)
Loss per share	(P0.0013)	(P0.0011)	(P0.0015)	(P0.0013)

▪ Unaudited Balance Sheet

	June 2019	June 2018	December 2018
Balance Sheet			
Current Assets	P132,310,293	P149,627,478	P145,397,921
Noncurrent Assets	1,561,786,401	1,659,227,925	1,568,612,947
Total Assets	1,694,096,694	1,808,855,403	1,714,010,868
Current Liabilities	18,661,653	16,718,897	17,496,045
Noncurrent Liabilities	467,744,273	502,171,429	483,998,656
Stockholders' Equity	1,207,690,769	1,289,965,077	1,212,516,167
Total Liabilities and Equity	P1,694,096,694	P1,808,855,403	P1,714,010,868

Key Performance Indicators

As the Parent Company is still in the process of discussing with potential investors for its oil and mineral exploration, and its subsidiary, PCIC, ceased its manufacturing operation since 2002 due to Asian crises and stiff business competition and had leased out its building facilities, the Group determines their performance on the following five (5) key performance indicators:

1. Revenue Growth – the company gauge its performances by determining Rental Income and the number of tenants for the year. For the 2nd quarter of 2019, the company has an average of P304,046 rental income per tenant or an increase of P29,703 rental income per tenant or 10.83% as compared to 2nd quarter of 2018. Due to the pending agreement with ALC for the development of Plastic City compound, some of the buildings and warehouses were being leased out again. Some rental rates of other tenants were increased to cover fixed and overhead expenses.
2. Receivables - the company assesses collection of receivables and management of credit by determining the past due ratio done thru the aging of receivables. For the second quarter of 2019, ratio of past due receivables to total outstanding was 40.25%. Since most of the contracts are short term (three to six months), past due ratio of receivables is maintained at least below 10% by the management. The current quarter exceeds the management gauge on past due receivables due to significant number of receivables from third parties which are no longer operating. These third parties are previous subsidiary of the Group.
3. Gross Profit Margin - this is derived by dividing the gross profit over the revenues amount. Second quarter of 2019 has a gross profit margin of 46.09%, higher by 31.25% for the second quarter of 2018. Increase pertains to higher rental income recorded for the current quarter.
4. Working Capital – to meet the obligations of the company, it is measured by determining current assets over current obligations. Working capital ratio for second quarter of 2019 was 709% as compared to 894.96% on the second quarter of 2018. Increase is attributable to decrease in current assets by P17.32 million or 11.58% and increase in current liabilities by P1.94 million or 11.60%.
5. Advances by the Affiliates - For the second quarter of 2019, the company has total advances from affiliates amounting to P473.58 million or a decrease of P19.19 million from last year's P492.78 million balance.

Quarter ended June 30, 2019 as compared with quarter ended June 30, 2018

CHANGES IN RESULTS OF OPERATION

As of the quarter ending June 30, 2019, the company has ceased commercial operations and is disposed to lease out its warehouse facilities. Total revenue recorded for the second quarter of 2019 amounted to P6.99 million as compared to the same quarter of 2018 amounting to 5.68 million or an increase of P1.31 million or 23.06%. Number of areas being leased out for the second quarter of 2019 is higher than the same quarter of 2018 and rental rates are adjusted higher to cover fixed and overhead expenses.

Loss per share comparison for the quarter ended June 30, 2019 and 2018 are P0.0013 and P0.0011, respectively.

As of June 30, 2019, there are twelve (12) companies leasing inside the PCIC compound occupying twenty-three (23) areas.

	Tenants	Area in sqm	Contract Period	Rental Income (in PhP)
1	SMYPC - MANILA GLASS PLANT - bldg 22-A	1,134	04/01/18-09/30/19	258,188
2	SMYPC - MANILA GLASS PLANT - bldg 22-B	1,134	04/01/18-09/30/19	258,188
3	SMYPC - MANILA PLASTIC PLANT - bldg 30	2,200	12/31/17-09/30/19	500,894
4	SMYPC - MANILA PLASTIC PLANT - bldg 32	3,052	06/05/17-09/05/19	694,876
5	SMYPC - MANILA PLASTIC PLANT - bldg 33	2,900	06/14/17-09/14/19	660,269
6	SMYPC - MANILA PLASTIC PLANT - bldg 34 Open	5,000	10/08/17-09/07/19	500,000
7	SMYPC - MANILA GLASS PLANT - bldg 37	2,160	01/01/19-09/30/19	491,786
8	SMYPC - MANILA GLASS PLANT - bldg 42	1,980	01/01/19-09/30/19	450,804
9	TRIPLE SEVEN J.R.T. BUILDERS - B15 (formerly Sta. Rita Builders)	1,100	07/01/18-06/30/19	279,911
10	GRACEFUL LOGISTICS	2,000	05/15/18-05/14/20	280,000
11	OYTANA TRUCKING AND LOGISTICS INC.	1,000	06/01/18-05/31/20	130,000
12	BENSON GUEVARRA-43A	500	02/01/19-09/30/19	113,839
13	BENSON GUEVARRA-43B	909	10/01/18-09/30/19	206,960
14	JCNJ/JAYSON CHUA	795	11/01/18-05/31/19	120,670
15	JESSIE LYN B. TAJALE - BUILDING 43C	375	05/15/19-09/30/19	42,690
16	SAN MIGUEL BREWERY INC.- bldg 23	3,105	04/01/19-04/30/20	693,080
17	SAN MIGUEL BREWERY INC.- SHIPPING YARD	1,430	04/01/19-04/30/20	204,286
18	SAN MIGUEL BREWERY, INC - Bldg 24	1,476	03/01/19-03/31/20	336,054
19	SAN MIGUEL BREWERY, INC - Bldg 25 open yard	1,500	03/01/19-03/31/20	220,982
20	JHSA CORP. (formerly Big Thumb Ent. - bldg 23 open space)	35	03/01/19-12/31/19	9,000
21	GOENG MARKETING - Bldg 26	524	01/01/19-12/31/19	119,304
22	FUDSOURCE CORPORATION - bldg 19	1,050	01/15/19-01/15/20	253,125
23	HIGANTIS CONTRACTOR CORP.	698	08/01/18-07/31/19	168,147

Cost and Expenses

Direct cost and operating expenses for the second quarter of 2019 totaled ₱11.29 million as compared to ₱9.20 million for the second quarter of 2018 or a decrease of ₱2.09 million or 22.72%. The amount was recorded and mainly attributable to the following:

1. Direct cost consists of depreciation expense, repairs and maintenance, security services, property taxes and insurance. Total direct cost recorded for the second quarter of 2019 amounted to ₱3.77M and ₱4.84M for the second quarter of 2018. Decrease is due to the following net effect: (i) increase in security services by ₱0.17M or 20.30%, (ii) lower property taxes paid by ₱0.63M or 29.60% and (iii) decreased of repairs and maintenance by ₱0.35M or 42.38%.
2. Operating expenses increased by ₱3.17M or 72.66% million resulted by the movements on the following accounts: increase in salaries by ₱0.29M or 90.76%, light & water by ₱0.15M or 50.51%, taxes & licenses by ₱0.41M or 1,155.83%, depreciation expense by ₱1.51M or 61.58%, maintenance expense by ₱0.27M or 22.62%, commission & rebates by ₱0.11M or 59.81%, filling fee by ₱0.25M or 63.22%, and decrease of property tax expense by ₱0.72 million or 23.33%.
3. Other income composed of Interest Income higher in the second quarter of 2019 ₱0.00M or 321.37% and decrease in penalty charges by 0.45M or 100% as compared last second quarter 2017.

CHANGES IN FINANCIAL CONDITION

Cash

The Group's cash increased by ₱3.69 million or 259.86% as of June 2019 due to the following activities: (a) net cash used in operating activities is ₱7.21 million, (b) net cash used in investing activities is ₱1.54 million and (c) net cash used in financing activities (₱16.25) million.

Financial Assets at FVOCI

During the latter part of 2017, the Group acquired an investment in unquoted shares of stock in Bulacan Harbour Development Corporation amounting to ₱12.5 million. The Group does not participate in the financial and operating policy of the investee which manifests control or significant influence.

Property and equipment

This consists mainly of building and improvements, machinery and equipment, transportation equipment and tools and furniture and fixtures of PCIC subsidiaries used for the manufacturing of plastic products.

The Group's machinery and equipment was appraised on December 9, 2015 by independent appraisers. The fair value is determined using the combination of income capitalization approach, cost approach and market approach. Based on the appraisal, the fair value of machinery and equipment amounted to ₱31,376,000. The fair value of machinery and equipment were determined to be lower than its carrying amount. Decline in value of machineries and equipment amounted to ₱17,893,083 was recognized in 2015. The decrease is mainly attributable to the depreciation charged to operations for the period.

Advances to related parties

A decrease of ₱67.7 million or 59.11% was due to the application of PFRS 9 which was implemented last January 1, 2018. This will be briefly discussed in the Interim Consolidated Financial Statements attached on this report. Also, the decrease is due to collections and/or offsetting of related receivables and payables among the Group. The Group, in the normal course of business, has transactions with related parties. Receivables from related parties with common key management are normally collected the following year, unsecured, non-interest bearing and with no guarantee.

Advances from lessees

Amount recorded for the quarters ended June 30, 2019 and 2018 is ₱5.84 million and ₱3.57 million, respectively or an increase of ₱2.27 million or 63.59% due to increase in the Group's average rental income. Some tenants made advance payment for the contract signed to reserve for the opportunity to lease the areas again after their contract expired.

Undertaking

A copy of Second Quarter Report for the period ended June 30, 2019 or SEC Form 17-Q will be made available during the Annual Stockholders' Meeting.

(i) Summary of Material Trends, Events and Uncertainties

Wellex Industries, Inc.

Included in the Group's Investment Properties are four Land of the parent company located at Rodriguez, Rizal amounting to ₱52,335,000 with the following titles and areas:

No.	Land Title	Area (in Sqm.)
1	TCT No. 330602	3,283
2	TCT No. 330603	49,884
3	TCT No. 330604	33,817
4	TCT No. 330605	315,592

On June 24, 2019, the parent company filed a civil case against Macquarie Green Properties, Inc., the Provincial Government of Rizal, the Provincial Treasurer of Rizal and the Register of Deeds for Marikina City for the annulment of public auction sale, reconveyance, cancellation and reinstatement of title and damages related to the property covered by TCT No. 330603 with an area of 49,884 square meters. The

said property was sold at a public auction, without the Company's knowledge last April 24, 2012 at a public auction by Provincial Treasurer of Rizal to Macquarie Green Properties, Inc. for only ₱123,605.56 or ₱2.477 per square meter and on May 21, 2013, a Deed of conveyance was issued.

Prior to the sale of the property, the company did not receive any written notice of levy, or any notice of delinquency or any notice of public auction sale involving the said property. Upon verification from the Office of the Provincial Treasurer, no notice of delinquency in relation to the subject property has been posted at the main hall and in a publicly accessible and conspicuous place in each barangay of the Provincial of Rizal. Likewise, no notice of sale was posted at the main entrance of the provincial building and in a publicly accessible and conspicuous place in the barangay where the property is located.

The Certificate of Sale and Deed of Conveyance do not state compliance with the notices and posting requirements. Further, the public auction sale was made of the entire subject property, and not only of a usable portion thereof as may be necessary to satisfy the claim and cost of sale. Subsequently, on the basis of the sale which did not comply with the notices and posting requirements, Register of Deeds of Marikina City wrongfully cancelled TCT No. 330603 in the name of the company and wrongfully issued TCT No. 009-2015007670 in the name of Macquarie Green Properties, Inc.

As of June 30, 2019, the case is still pending and the Company has not received any order of Execution relative to this case.

Philfoods Asia Incorporated

Philfoods started commercial operation in 2000 and was suspended in 2002. On March 15, 2016, the Parent Company sold its investment in Philfoods for a total consideration of ₱6,249,975.

Plastic City Industrial Corporation and its Subsidiaries

PCIC and its subsidiaries have ceased operations but have leased out their warehouse facilities. The intention of the Group is to continue its operation by focusing on “injection molding” due to its very encouraging prospect and which has shown to have a high viability rating that will contribute highly towards the Group's maximum operation and financial position. Management is continuously in search for a reliable joint venture partners who have the means to continue its operations.

On October 28, 2010, PCIC subsidiaries (namely ICC, PPC and KCC) with certain affiliates jointly filed a petition for corporate rehabilitation in order to revive its manufacturing operations. Details of the rehabilitation were fully disclosed in Annex A.5 under Note 1 of the Notes to Consolidated Financial Statements.

On March 15, 2016, PCIC sold its whole interest on Weltex Industrial Corp. to Chesa Holdings, Inc. for a total purchase price of ₱6,249,250. On the same date, PCIC sold also its shares in MPC Plastic Corp. to Chesa Holdings, Inc. for a total purchase price of ₱2,500,000.

(ii) Events that will Trigger Direct of Contingent Financial Obligation

Since the Plastic City Industrial Corporation ceased in commercial operation there are no events that will trigger direct of contingent financial obligation that is material to Wellex Industries Inc. including any default or acceleration of an obligation.

(iii) Material Off-Balance Sheet Transactions, Arrangements, Obligations

There are no material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of Wellex Industries Inc. with unconsolidated entities or other persons created during the reporting period. The present activity of the company is focused on reorganizing its operations in preparation for its new businesses.

(iv) Commitment for Capital Expenditures

Since the Plastic City Industrial Corporation ceased in commercial operation there are no commitments on major capital expenditures.

(v) Any Known Trends, Events of Uncertainties (Material Impact on Net Sales / Net Income and Liquidity)

Plastic City Industrial Corporation ceased in commercial operation and is disposed to lease out its warehouse facilities.

Rental Income recorded for the second quarter of 2019 compared to 2018 increased by 23.04% due to increase in rental rates to cover fixed expenses for terminated lease contracts. As of June 30, 2019, there are twelve (12) lessees occupying twenty-three (23) areas (warehouses, shipyards, open spaces and extensions) inside the Plastic City premises as compared to eleven (11) lessees occupying twenty (20) areas for 2018. Some rental rates of other tenants were increased to cover fixed and overhead expenses.

Pacific Plastic Corp., a Plastic City Industrial Corp. (PCIC) subsidiary, entered into a Contract to Sell (CTS) with Avida Land Corp. last December 17, 2012, for the sale of its 25,203 sq. meters of land located in PCIC compound. Consequently, rental contracts with tenants/lessees on such areas were pre-terminated/terminated as of December 31, 2012.

Current ratio (current assets over current liabilities) as of the second quarter of 2019 is 709% with recorded current assets of ₱132.31 million over ₱18.66 million current liabilities. The Group's policy to address liquidity risk is to maintain a balance continuity of funding through cash advances from the Parent Company and affiliates. Payment of current liabilities such as government taxes, employees' premium contributions, etc. was funded through these cash advances. The Group does not expect to pay its liabilities to related parties within twelve months after the reporting date. Furthermore, advances from affiliates and stockholders were settled through assignment and offsetting among the Group.

(vi) Significant Element of Income or Loss That Did Not Arise From Continuing Operation

PCIC and subsidiaries ceased manufacturing operations in 2002 and prior years and leased out their warehouse/building facilities. The intention of the Company is to continue its operation by focusing on activities such as "injection molding due to their very encouraging prospects and which have shown to have a high viability rating that will contribute highly towards the Company's maximum operation and financial position. But the company is now more focus on leasing its warehouses.

(vii) Material Changes on Line Items in Financial Statements

Material changes on line items in financial statements are presented under the "Management's Discussion and Analysis of Financial Condition and Results of Operations".

Please refer to the attached Notes to Financial Statements.

(viii) Effect of Seasonal Changes in the Financial Condition or Results of Operations

The financial condition or results of operations is not affected by any seasonal change.

MARKET INFORMATION

The principal market of Wellex Industries Inc. common equity is the Philippine Stock Exchange, Inc. (PSE) where it was listed in 1958. List of the high and low sales price by quarter for the last 3 years are as follows:

		High	Low
2019	First Quarter	0.243	0.240
	Second Quarter	0.235	0.231
2018	First Quarter	0.200	0.191
	Second Quarter	0.250	0.235
	Third Quarter	0.280	0.265
	Fourth Quarter	0.247	0.240
2017	First Quarter	0.193	0.190
	Second Quarter	0.214	0.210
	Third Quarter	0.197	0.194
	Fourth Quarter	0.194	0.182

Following is the price information as of September 6, 2019: high at ₱0.2310, low at ₱0.230 and close at ₱0.231 for Class A, the only security traded by the Company.

(2) Holders

The numbers of shareholders of record as of July 31, 2019 were 1,000. Common shares issued and subscribed as of July 31, 2019 were 3,271,938,180.

List of Top 20 Stockholders As of July 31, 2019

STOCKHOLDER'S NAME	NATIONALITY	SUBSCRIBED	%
PCD NOMINEE CORP.	FILIPINO	903,034,803	27.599
WILLIAM T. GATCHALIAN	FILIPINO	835,000,100	25.52
DEE HUA T. GATCHALIAN	FILIPINO	492,962,532	15.066
SHERWIN T. GATCHALIAN	FILIPINO	317,750,100	9.711
SHINJI KOBAYASHI	FILIPINO	210,650,000	6.438
ELVIRA A. TING	FILIPINO	111,850,000	3.418
KENNETH T. GATCHALIAN	FILIPINO	100,000,100	3.056
THE WELLEX GROUP, INC.	FILIPINO	80,000,000	2.445
RECOVERY DEVELOPMENT CORPORATION	FILIPINO	52,335,090	1.6
PACIFIC REHOUSE CORPORATION	FILIPINO	50,000,000	1.528
PCD NOMINEE CORP. (NON-FILIPINO)	FILIPINO	41,887,020	1.28
ORIENT PACIFIC CORPORATION	FILIPINO	36,340,000	1.111
LI CHIH-HUI	FILIPINO	23,500,000	0.718
WELLEX GLOBAL EQUITIES, INC.	FILIPINO	4,050,000	0.124
INTERNATIONAL POLYMER CORP.	FILIPINO	2,700,000	0.083
CANDICE CHOA COCUACO	FILIPINO	850,000	0.026
RODOLFO S. ETRELLADO	FILIPINO	750,000	0.023
PROBITY SEC. NGT CORP.	FILIPINO	463,200	0.014
RICHARD L. RICARDO	FILIPINO	460,000	0.014
REGINA CAPITAL DEVELOPMENT CORP.	FILIPINO	300,000	0.009

CASH AND STOCK DIVIDEND DECLARED

No cash or stock dividend has been declared in 2018, 2017 and 2016

RESTRICTION THAT LIMITS THE PAYMENT OF DIVIDENDS ON COMMON SHARES

None.

RECENT SALES OF UNREGISTERED SECURITIES

Not applicable.

DIRECTORS AND EXECUTIVE OFFICERS OF THE REGISTRANTS

Directors and Executive Officers

Names, ages, citizenship and position and office of all directors and executive officers:

Name	Age	Citizenship	Position and Office
Peter S. Salud	64	Filipino	Chairman of the Board
Kenneth T. Gatchalian	43	Filipino	President / Director
Elvira A. Ting	58	Filipino	Vice-President/Director
Richard L. Ricardo	56	Filipino	Treasurer/Director
William T. Gatchalian	70	Filipino	Director
Lamberto B. Mercado, Jr.	54	Filipino	Director
Omar M. Guinomla	47	Filipino	Director
James B. Palit-Ang	55	Filipino	Director
Ruben D. Torres	77	Filipino	Independent Director
Sergio R. Ortiz-Luis, Jr.	76	Filipino	Independent Director
Byoung Hyun Suh	62	Korean	Independent Director
Mariel L. Francisco	37	Filipino	Corporate Secretary

A brief description of the directors' and executive officers' business experience and other directorship held in other reporting companies for the last five (5) years are provided as follows:

	Company	Position
Peter S. Salud Chairman/Director Filipino 64 years old	Forum Pacific Inc. Wellex Petroleum Inc. Sands Mining & Development Corp. Manila Sands Hotel and Casino Inc. Philippine International Airways Sourthernpec Philippines Inc. Vista Buena Mining Corporation Country Garden Agri-Tourism Dev't Inc.	Chairman/Director President/Director Chairman/President/Director President/Director President/Director Chairman/President/Director Chairman/Director President/Director

	Company	Position
Kenneth T. Gatchalian President/Director Filipino 43 years old BS in Architecture <i>University of Texas, USA</i>	Forum Pacific, Inc. The Wellex Group, Inc. Waterfront Philippines, Inc. Waterfront Manila Premier Devt., Inc. Acesite (Hotels) Phils., Inc. Philippine Estates Corporation Orient Pacific Corporation Wellex Mining Corporation Westland Pacific Properties Corp. Wellex Petroleum, Inc. Recovery Development Corp. Novateknika Land Corp. Pacific Rehouse Corporation Crisanta Realty Development Corp. Palawan Estate Corp. Philippine International Airways Philfoods Asia, Inc. Sourthernpec Philippines Inc. Manila Bay Front Hotels, Inc. Poly Premier Property Devt. Corp. Wanda Prime Property Development Inc. North Luzon Premier Development Corp. Bulacan Harbour Development Corp. Bulacan Country Garden Devt. Corp.	Corp. Treasurer/ Director President/Director President/Director President/Director President/Director Vice Chairman/Director President/Director Chairman/President/Director Corp. Treasurer/Director Corp. Secretary/Director Chairman/President/Director Corp. Secretary/Director Chairman/President/Director Corp. Secretary/Director Corp. Secretary/Director Corp. Secretary/Director Chairman/President/Director Corp. Treasurer/Director Chairman/Director President/Director Chairman/Director Chairman/Director Asst. Corp. Sec./Director Chairman/President/Director

	Company	Position
Elvira A. Ting Vice President/Director Filipino 58 years old BS in Business Administration Major in Management <i>Philippine School of Business Administration</i>	Forum Pacific, Inc. Philippine Estates Corporation Waterfront Philippines, Inc. Acesite (Hotels) Phils., Inc. Orient Pacific Corporation Crisanta Realty Devt. Corp. Recovery Development Corp. The Wellex Group, Inc. Plastic City Industrial Corp. Waterfront Manila Premier Devt., Inc. Rexlon Realty Group, Inc. Pacific Rehouse Corporation Westland Pacific Properties Corporation Heritage Pacific Corporation Palawan Estate Corporation Poly Premier Property Devt. Corp. Wanda Prime Property Development Inc. Bocaue Prime Estate Corporation Bulacan Fortune Land Dev't Corp. Taguig Lake City Development Corp. Country Garden Agri-Tourism Devt. Inc. Alliance Energy Power & Devt. Corp.	President/ Director President/CEO/Director Corp. Treasurer/Director Corp. Sec./Director Chairman/Director Chairman/President/Director Corp. Treasurer/Director Corp. Treasurer/Director Director Corp. Secretary/Director Chairman/President/Director Corp. Treasurer/Director Asst. Corp. Sec./Director Chairman/President/Director Asst. Corp. Sec./Director Corp. Treasurer/Director President/ Director President/ Director Chairman/President/Director President/ Director Corp. Treasurer/Director Corp. Secretary/Director

	Company	Position
Richard L. Ricardo Corp. Treasurer/Investor Relations Officer/Director Filipino 56 years old BS in Management Economics <i>Ateneo de Manila University</i>	Forum Pacific, Inc. Waterfront Philippines, Inc. Acesite (Phils.) Hotel Corporation Philippine Estates Corporation The Wellex Group, Inc. Rexlon Realty Group, Inc. Westland Pacific Properties Corp. Wellex Petroleum, Inc. Wellex Mining Corporation Bocaue Prime Estate Corporation Taguig Lake City Development Corp Bulacan Country Garden Dev't. Corp. Alliance Energy Power & Dev't. Inc.	Investor Relations Officer/Directo Corporate Affairs Officer/Compliance Officer Vice President for Corporate Affairs/Compliance Officer Corp. Treasurer/Investor Relations Officer/Director Corporate Secretary/Director Vice President/Director Corporate Secretary/Director Corp. Treasurer/Director Assist. Corp. Sec./Director Corporate Secretary/Director Corporate Secretary/Director Corporate Secretary/Director President/Director

	Company	Position
William T. Gatchalian Director Filipino 70 years old BS in Management <i>University of the East</i>	The Wellex Group, Inc. Wellex Petroleum Inc. Manila Sands Hotel & Casino Inc. Bulacan Harbour Dev't. Corp Philippine International Airways	Chairman/Director Chairman/Director Chairman/Director Chairman/Director Director

	Company	Position
Atty. Lamberto B. Mercado, Jr. Director Filipino 54 years old Bachelor of Laws (L.L.B.) <i>Ateneo de Manila University</i>	Forum Pacific, Inc. MAHEC CPDSI, AHI and FEZ Waterfront Philippines, Inc. Philippine National Construction Corp	Director Director/Compliance Officer Director Director Director

School of Law	Rexlon Realty Group, Inc. Wellex Mining Corporation Acesite (Hotels) Phils., Inc. Southernpec Philippines Inc. Dubai Gold Mining Corporation Sands Mining & Development Corp. Bulacan Harbour Development Corp. Wanda Prime Property Dev't, Inc. Bulacan Country Garden Devt. Corp.	Assist. Cop. Sec./Director Corp. Secretary/Director Chief Risk Officer Corp. Secretary/Director Corp. Secretary/Director Director Corp. Secretary/Director Director Director
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	Company	Position
James B. Palit-Ang Director Filipino 55 years old BS in Business Administration (Accounting) <i>Philippine School of Business Administration</i>	Noble Arch Realty & Construction Corp. Philippine Estates Corp. Pacific Concorde Corporation Crisanta Realty Development Corp. Pacific Rehouse Corporation Recovery Real Estate Corporation Rexlon Realty Group, Inc. Orient Pacific Corporation Bulacan Fortune Land Dev't Corp. Aristocrat Manila City Holdings, Inc. North Luzon Premier Development Corp. Manila Bay Front Hotels, Inc. Vista Buena Mining Corp. Dubai Gold Mining Corp. Bird's Nest Resources Corp. Philfoods Asia, Inc. East Asia Oil & Mining Company, Inc. Heritage Pacific Corporation Forum Holdings Corporation	Chairman/President/Director Director Chairman/President/Director Vice-President/Director Asst. Corp Sec./Director Chairman/President/Director Corp. Secretary/Director Corp. Secretary/Director Director Chairman/President/Director President/Director President/Director President/Director Corp. Treasurer/Director Chairman/President/Director Corp. Treasurer/Director Chairman/President/Director Asst. Corp Sec./Director Chairman/President/Director

	Company	Position
Omar M. Guinomla Director Filipino 47 years old A.B. Management <i>De La Salle University</i> Master's in Business Administration <i>Ateneo de Manila University</i>	Forum Pacific, Inc. Recovery Real Estate Corp. Pacific Rehouse Corp. Orient Pacific Corp. Recovery Development Corp. Philippine International Airways Continental Wire & Cable Corporation Shanghai Resources Corporation Calinan Star Mining, Inc. Dubai Gold Mining Corp. Sands Mining & Development Corp. Manila Bay Front Hotels, Inc. Bulacan Fortune Land Dev't Corp. Triton Construction & Dev't Corp.	Director Director Director Assist. Corp. Sec./Director Assist. Corp. Sec./Director Corp. Treasurer/Director Director Chairman/President/Director Director Director Corp. Secretary/Director Corp. Secretary/Director Corp. Secretary/Director Corp. Secretary/Director

	Company	Position
Atty. Ruben D. Torres Independent Director Filipino 77 years old Bachelor of Arts in Political Science Bachelor of Laws <i>University of the Philippines</i>	Forum Philippines Inc. BPO Workers Association of the Phils. Services Exporters Risk Management & Consultancy Co Trade Union Congress of the Philippines Torres Caparas Torres Law Offices Waterfront Philippines Inc. Acesite Philippines Hotel Corp. Waterfront Manila Premier Devt., Inc.	Independent Director President Chairman/CEO VP-International Affairs Senior Partner Independent Director Independent Director Director

	Alliance Energy Power and Devt. Inc. Triton Construction and Devt. Corp.	Chairman/Director Chairman/Director
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	Company	Position
Sergio R. Ortiz-Luis, Jr. Independent Director Filipino 76 years old BS in Liberal Arts BS in Business Administration Master in Business Administration (Candidate) <i>De La Salle University</i> PhD Humanities hc <i>Central Luzon Agricultural College</i> PhD in Business Technology hc <i>Euligio Rodriguez University</i> PhD Capital Management hc <i>Academy of Multiskills, UK</i> <i>Angeles University Foundation</i> PhD Business Administration hc	Forum Pacific, Inc. Philippine Estates Corporation Waterfront Philippines, Inc. Acesite (Phils) Hotel Corp. BA Securities Waterfront Manila Premier Devt., Inc. Country Garden Agri-Tourism Devt. Inc. Philippine International Airways National Center for Mediation Phil. Chamber of Commerce and Industry Integrated Concepts & Solutions, Inc. Rotary Club of Greenmeadows Foundation Export Development Council Alliance Global, Inc. VC Securities Corporation JARDELI Club Foundation Philippine Exporters Confederation Inc. Employers Confederation of the Phils. Philippines Foundation, Inc. Asia Pacific Chinese Media, Inc. GS1 and International Chamber of Commerce Phils Philippine Foundation, Inc. (Team Phils.) Manila Exposition Complex, Inc. La Salle Tech Academy Alliance Energy Power and Dev't. Inc. Rural Bank of Baguio H2O (Formerly Calapan Ventures, Inc) LikeCash Asia & Pacific Corp SPC Power Corporation Drug Abuse Resistance Education Phils Human Resource Dev't Foundation Consulate of Romania in the Philippines Consular Corps of the Philippines Int'l Assoc. of Educators for World Peace The Philippine Bamboo Council Patrol 117 (Foundation for Crime Prevention) Industry Development Council National Competitiveness Council Philippine Jaycee Senate Philippine Coastguard Auxilliary	Independent Director Independent Director Independent Director Independent Director Independent Director Chairman/Director Chairman/Director Chairman/Director Chairman Chairman/Treasurer Chairman Chairman Vice Chairman Vice Chairman Vice-Chairman/Independent Director Vice Chairman President/CEO President President President Founding Director Director Director Director Director Director Director Director Director Director Trustee/Treasurer Consul General Treasurer Honorary Adviser Private Sector Representative Commissioner Member BPLS Champion Senate Captain

	Company	Position
Byoung Hyun Suh Korean 11/26/1956 62 years old BS in Business Administration <i>Korea University, Seoul Korea</i>	Forum Pacific, Inc. Wellex Industries Inc. Philippines Estates Corporation Metro Alliance Holdings & Equities Corp. Pan Islands, Inc.	Independent Director Independent Director Independent Director Independent Director President

	Overseas Korean Traders Associations Bonamis Pharmacy Phil's. Corp.	President President
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	Company	Position
Atty. Mariel L. Francisco Corporate Secretary Filipino 37 years old Bachelor of Laws <i>Arellano University</i>	Forum Pacific, Inc. Philippine Estates Corporation Acesite (Phils.) Hotel Corp.	Assistant Corporate Secretary Assistant Corporate Secretary Assistant Corporate Secretary

CORPORATE GOVERNANCE

The Corporation adheres to the principles and practices of good corporate governance, as embodied in its Corporate Governance Manual and related SEC Circulars. Continuous improvement and monitoring of governance and management policies have been undertaken to ensure that the Corporation observes good governance and management practices. This is to assure the shareholders that the Corporation conducts its business with the highest level of integrity, transparency and accountability.

The board of Directors has approved its Corporate Governance Compliance Evaluation System in order to check and assess the level of compliance of the Company with leading practices on good corporate governance as specified in its Corporate Governance Manual and pertinent SEC Circulars. The System likewise highlights areas for compliance improvement and action to be taken. One of the system's output is the Annual Corporate Governance Compliance Evaluation Form submitted by the Corporation every year to the SEC and PSE.

There were minor deviations from the Corporation's Manual during the period January to December 2004 due mainly to recent changes and business development plans. Since it was a minor deviation, the former president, Mr. Weslie T. Gatchalian, was issued a warning and written reprimand by the Exchange. The Company as represented by its Board of Directors was issued a written reprimand last June 11, 2010 also for not submitting its Revised Manual on Corporate Governance within the prescribed period of submission. The Company submitted its show cause letter dated June 28, 2010 stating that it initially adopted not to revise its Manual and adopt instead the provisions of its Manual earlier filed with the Exchange. Subsequently, however, in order to comply with the directive of the Exchange, it was able to file its Revised Manual on Corporate Governance on the same date.

Wellex Industries, Inc. has consistently strives to raise its financial reporting standards by adopting and implementing prescribed Philippine Financial Reporting Standards.

The Company submitted its Integrated Annual Corporate Governance Report (IACGR) on May 30, 2019 covering the year 2018.

The independent directors have submitted their Certificate of Qualification as required by the SEC vis-à-vis Section 38 of the Securities Regulation Code.

* * *

Wellex Industries, Inc. and Subsidiaries

**Financial Statements
December 31, 2018 and 2019**

Independent Auditor's Report

and

**Audit Report on Additional Components
Of the Financial Statements**



WELLEX INDUSTRIES, INC.

LISTED IN THE PHILIPPINE STOCK EXCHANGE

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

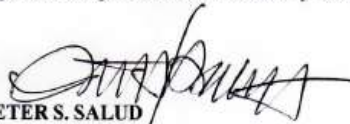
The management of **WELLEX INDUSTRIES, INCORPORATED AND SUBSIDIARIES** is responsible for the preparation and fair presentation of the consolidated financial statements including the schedules attached therein, for the years ended **December 31, 2018 and 2017**, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

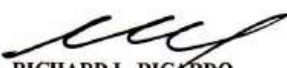
The Board of Directors is responsible for overseeing the Company's financial reporting process.

The Board of Directors reviews and approves the consolidated financial statements including the schedules attached therein, and submits the same to the stockholders or members.

Diaz Murillo Dalupan and Company, the independent auditors, appointed by the stockholders has audited the consolidated financial statements of the Company in accordance with Philippine Standards on Auditing, and in its report to the stockholders, has expressed its opinion on the fairness of presentation upon completion of such audit.


PETER S. SALUD
Chairman of the Board


KENNETH T. GATCHALIAN
President


RICHARD L. RICARDO
Corporate Treasurer

SUBSCRIBED AND SWORN to before me in QUEZON CITY City/Province, Philippines on APR 26 2019,
affiants personally appeared before me and exhibited to me their

Name
1. PETER S. SALUD
2. KENNETH T. GATCHALIAN
3. RICHARD L. RICARDO

Tax Identification Number
107-777-803
167-406-526
140-857-860

WITNESS MY HAND AND SEAL on the date and at the place above written.

DOC NO: 322
PAGE NO: 68
BOOK NO: 167
SERIES OF: 7019


ATTY. CONCEPCION P. VILLARENA
Notary Public for Quezon City
Until December 31, 2019
PTR No. 7323642 - 1-13-2019/ QC
IBP No. AR14460591 - 12-17-2018/ QC
Roll No. 30457 - 05-09-80
MCLE 5-0012536 - 12-21-2015
Adm. Matter No. NP 279 (2018-2019)

35th Flr. One Corporate Center Doña Julia Vargas Avenue corner Meralco Ave., Ortigas Center, Pasig City, Phils. 1605
Tel. No. (632) 706-7888 * Fax No. (632) 706-5982

COVER SHEET

for
AUDITED FINANCIAL STATEMENTS

SEC Registration Number

1	1	7	9	0					
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Company Name

W	E	L	L	E	X		I	N	D	U	S	T	R	I	E	S		I	N	C	O	R	P	O	R	A	T	E	D
A	N	D		S	U	B	S	I	D	I	A	R	I	E	S														

Principal Office (No./Street/Barangay/City/Town)Province)

3	5	T	H		F	L	O	O	R		O	N	E		C	O	R	P	O	R	A	T	E						
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Form Type

A	A	F	S
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Department requiring the report

S	E	C
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Secondary License Type, If Applicable

N	A		
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COMPANY INFORMATION

Company's Email Address

www.wellexindustries@yahoo.com

Company's Telephone Number/s

706-7888

Mobile Number

NA

No. of Stockholders

1039

Annual Meeting
Month/Day

October/26

Fiscal Year
Month/Day

December/31

CONTACT PERSON INFORMATION

The designated contact person **MUST** be an Officer of the Corporation

Name of Contact Person

Annabelle T. Abunda

Email Address

atabunda@wellex.com.ph

Telephone Number/s

706-7888

Mobile Number

NA

Contact Person's Address

35Th Floor, One Corporate Center, Doña Julia Avenue Corner Meralco Avenue, Ortigas Center, Pasig City

Note: In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.

***Wellex Industries Incorporated
and Subsidiaries***

*Financial Statements
December 31, 2018 and 2017*

and

Independent Auditors' Report

**Diaz Murillo Dalupan
and Company**
Certified Public Accountants

Independent Auditors' Report

To the Board of Directors and Stockholders of
WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
35th Floor, One Corporate Center
Doña Julia Vargas Ave., cor Meralco Ave.
Ortigas Center, Pasig City, Philippines

Report on the Audits of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of **Wellex Industries Incorporated and Subsidiaries** (the 'Group'), which comprise the consolidated statements of financial position as at December 31, 2018 and 2017, and the consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for each of the three years in the period ended December 31, 2018, and notes to consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at December 31, 2018 and 2017, and its consolidated financial performance and its consolidated cash flows for each of the three years in the period ended December 31, 2018, in accordance with Philippine Financial Reporting Standards (PFRS).

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSA). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audits of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with Code of Ethics for Professional Accountants in the Philippines (the 'Code of Ethics') together with the ethical requirements that are relevant to our audits of the consolidated financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Material Uncertainty Related to Going Concern

Without qualifying our opinion, we draw attention to Note 1 of the consolidated financial statements which indicate that the Group had incurred losses in prior years and has accumulated deficit of about ₱2.088 billion and ₱2.006 billion as at December 31, 2018 and 2017, respectively. These factors, along with the matters discussed in Note 1 of the consolidated financial statements, may cast significant doubt about the Group's ability to continue as a going concern.

Local in Touch, Global in Reach

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Telephone: +63(2) 894 5892 - 95 / 894 0273 / 844 9421 - 23 / Fax: +63(2) 818 1872
Cebu Office : Unit 504 Cebu Holdings Building, Cebu Business Park, Mabolo, Cebu City 6000 Phone: +63(32) 415 8108 - 10 / Fax: +63(32) 232 8029
Davao Office : 3rd Floor Building B Plaza De Luisa, Ramon Magsaysay Avenue, Davao City 8000 Phone/Fax: +63(82) 222 8636
Website : www.dmdcpa.com.ph

an independent member of  HLB International. A worldwide organization of accounting firms and business advisers.

The Group has developed business plans for the rehabilitation of the subsidiaries operation, which include among others, development of its properties into residential condominiums, townhouses, and house and lots, as disclosed in Note 1 to the consolidated financial statements. On October 20, 2014, the Regional Trial Court (RTC) disapproved the rehabilitation plan and converted the rehabilitation case into liquidation. On December 15, 2014, Inland Container Corporation, Pacific Plastic Corporation and Kennex Container Corporation (the "Petitioners") filed a Petition for Review with the Court of Appeals (CA) and on December 18, 2015, the CA denied the petition and affirmed the decision of the RTC. The Petitioners filed a Motion for Reconsideration (MR) with the CA on January 22, 2016. However, on July 4, 2016, the CA denied the MR. Hence, on August 11, 2016, the Petitioners filed a Petition for Review before the Supreme Court (SC). On November 4, 2016, the Petitioners received the resolution dated September 14, 2016 of the SC, denying the petition for review. On November 21, 2016, the Petitioners filed an MR of the said resolution. On February 28, 2017, upon Petition of Philippine National Bank (PNB), the RTC issued an order allowing the suspension of action in the proposed liquidation plan until after the comments of the creditors with regard to the amount of remaining obligation after foreclosure are taken into consideration in the liquidation plan. On March 1, 2017, the RTC issued an order granting PNB to continue with the foreclosure proceedings. On October 4, 2017, the SC resolves to deny the MR with finality. On January 24, 2018, the RTC rendered a decision ordering Novateknika Land Corp. (NLC) and some of the stockholders jointly and solidarily liable to pay PNB amounting to ₱593 million with interest of 12% per annum from date of default, 24% penalty per annum and ₱3 million attorney's fees, less the proceeds of the auction sale of ₱119 million. On March 20, 2018, in order to terminate the proceedings and to finalize the settlement of all obligations of the Group to PNB, including, but not limited to the judgment of RTC, the Group entered into a Settlement Agreement with PNB to pay ₱950 million (the 'Settlement Amount') payable in two (2) tranches (₱850 million upon execution of the Settlement Agreement and ₱100 million thirty (30) days after). Once PNB receive the Settlement Amount, it shall release the titles and issue the corresponding Cancellation of Mortgage of its lien over Davao and Valenzuela properties of the Group. Also, PNB shall sell the Quirino, Manila properties to NLC for a consideration of ₱170 million which is to be taken from the Settlement Amount. Further, after compliance of all obligations in the Settlement Agreement, the Group and NLC are hereby mutually, irrevocably, freely and voluntarily release and forever discharge one another, including their principals, affiliates, subsidiaries, owners, directors, officers, managers, successors-in-interest, agents, representatives, and/or assigns, from any and all claims, suits, and causes of actions of whatever kind and nature, disclosed or undisclosed, pending or potential, which in law or equity they had, now have, or may have against each other, directly or indirectly arising out of, wholly or partially from, or related to or incidental to any of the facts, issues, or disputes involved in above cases, all of which claims, suits and causes of action the parties hereby relinquish, abandon, waive, save for such cause(s) of action that a party hereto may have against the other arising out of the said Settlement Agreement. On the same date, the Group issued a check payable to PNB amounting to ₱850 million. On April 11, 2018, the Group paid the balance of ₱100 million to complete its obligations under the Settlement Agreement.

On May 31, 2018, Valenzuela RTC has rendered a decision that the corporate rehabilitation case is now closed and terminated. Based on current operation, the Group's cash requirements can be generated internally from rental income from its remaining lease contracts. The management believes that resources are sufficient for projected plans for the next twelve (12) months. The Group will pursue their Agreement with Avida Land Corporation (ALC) for the development of our real estate. Furthermore, the Group will explore new business opportunities in the development of industrial estates, and to this end, ocular inspections for suitable raw land for development into industrial estates are being carried out in Cavite, Laguna, Batangas and Bulacan. Discussions have been carried out with local government city planning officials in order to determine which sites are candidates for long-term success, and the Group is in constant communication with urban planners and construction engineers in order to fully understand the financial feasibility models for the development of these industrial estates.

We have conducted sufficient audit procedures to verify the validity of the management plan to address the material uncertainty related to going concern. Our opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audits of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to the matter described in the *Material Uncertainty Related to Going Concern* section, we have determined the matters described below to be the key audit matters to be communicated in our report.

First time Adoption of PFRS 9, Financial Instruments

On January 1, 2018, the Group adopted PFRS 9, *Financial Instruments*. PFRS 9, which replaced PAS 39, *Financial Instruments: Recognition and Measurement*, provides revised principles for classifying financial assets and introduces a forward-looking expected credit loss model to assess impairment on debt financial asset not measured at fair value through profit or loss and loan commitments and financial guarantee contracts. The Group adopted PFRS 9 using modified retrospective approach.

The Group's adoption of the expected credit loss (ECL) model is significant to our audit as it involves the exercise of significant management judgment. Key areas of judgment include: significant increase in credit risk exposures; determining the method to estimate the lifetime ECL; defining what comprises default; determining assumptions to be used in the ECL model such as the expected life of the significant financial assets such as cash and advances to related parties; timing and amount of expected net recoveries from defaulted accounts; and incorporating forward-looking information in calculating ECL.

Refer to Notes 2, 5 and 18 of the Group's consolidated financial statements for the disclosures in relation to the adoption and application of the PFRS 9 ECL model.

Our Response

Our audit procedures to address the assessment in adoption of the ECL model included the following:

- Checked the methodology used in applying the simplified approach by evaluating the key inputs, assumptions, and formulas used.
- Tested the definition of default against historical analysis of accounts and credit risk management policies and practices.
- Tested loss given default by inspecting historical recoveries including the timing, related costs, and write-offs.
- Recalculated the impairment provisions and checked the transition adjustments together with the disclosure made in the financial statements based on the requirements of PFRS 9.

Going Concern

As disclosed in Note 1, the Group had accumulated deficit of ₱2,088,012,271 and ₱2,006,203,584 as at December 31, 2018 and 2017, respectively.

Our audit procedures to address going concern issue, which was considered to be a significant risk, included:

- Reviewed business plans and discussed it with the Board of Directors to assess its viability.
- Read minutes of meetings of stockholders, board of directors, and important committees of the board.
- Sought entity's legal counsel confirmation about any litigations, claims and assessments.
- Confirmed with related parties of the details of arrangements to provide or maintain financial support.
- Reviewed any subsequent events relevant to the Group's corporate rehabilitation.

Other information

Management is responsible for the other information. The other information comprises the information included in the SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2018, but does not include the consolidated financial statements and our auditors' report thereon. The SEC Form 20-IS, SEC Form 17-A and Annual Report for the year ended December 31, 2018 are expected to be made available to us after the date of this auditors' report.

Our opinion on the consolidated financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audits of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audits or otherwise appears to be materially misstated.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with PFRS, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditors' Responsibilities for the Audits of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with PSA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with PSA, we exercise professional judgment and maintain professional skepticism throughout the audits. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audits.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

DIAZ MURILLO DALUPAN AND COMPANY

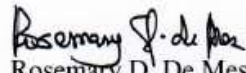
Tax Identification No. 003-294-822

BOA/PRC No. 0234, effective until August 11, 2020

SEC Accreditation No. 0192-FR-3, Group A, effective until April 2, 2022

BIR Accreditation No. 08-001911-000-2019, effective until March 27, 2022

By:



Rosemary D. De Mesa

Partner

CPA Certificate No. 29084

SEC Accreditation No. 1089-AR-2, Group A, effective until May 10, 2020

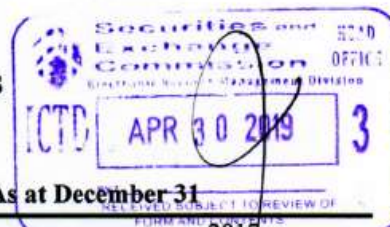
Tax Identification No. 104-576-953

PTR No. 7344256, January 8, 2019, Makati City

BIR Accreditation No. 08-001911-007-2019, effective until March 27, 2022

April 11, 2019

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
Consolidated Statements of Financial Position



As at December 31

	2018	2017
ASSETS		
Current Assets		
Cash - note 4	P 12,613,158	P 2,429,039
Trade and other receivables (net) - note 5	62,063,470	74,175,429
Installment contract receivable - note 21	57,316,896	57,316,896
Prepayments and other current assets- note 6	13,404,397	11,887,551
	145,397,921	145,808,915
Noncurrent Assets		
Financial assets at FVOCI - notes 7	12,500,000	12,500,000
Advances to related parties (net) - note 18	48,379,762	115,511,766
Investment properties (net) - note 8	976,958,982	979,530,545
Interest in joint operation (net) - note 9	522,916,369	542,573,111
Property and equipment (net) - note 10	7,676,990	15,190,779
Other assets	180,844	180,844
	1,568,612,947	1,665,487,045
TOTAL ASSETS	P 1,714,010,868	P 1,811,295,960
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and other liabilities - note 11	P 13,780,694	P 10,960,233
Advances from lessees - note 20	3,715,351	2,897,013
	17,496,045	13,857,246
Noncurrent Liabilities		
Borrowings (net of current portion) - note 10		
Advances from related parties - note 18	483,331,456	502,488,360
Retirement benefits obligation - note 16	667,200	625,500
	483,998,656	503,113,860
	501,494,701	516,971,106
Equity		
Capital stock - note 12	3,276,045,637	3,276,045,637
Additional paid-in capital	24,492,801	24,492,801
Deficit	(2,088,012,271)	(2,006,203,584)
	1,212,526,167	1,294,334,854
Treasury stock - note 12	(10,000)	(10,000)
	1,212,516,167	1,294,324,854
TOTAL LIABILITIES AND EQUITY	P 1,714,010,868	P 1,811,295,960

(The accompanying notes are an integral part of these consolidated financial statements.)

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
Consolidated Statements of Comprehensive Income

	For the Years Ended December 31		
	2018	2017	2016
RENTAL INCOME - notes 8 and 20	₱ 22,860,095	₱ 17,491,792	₱ 14,957,639
DIRECT COSTS AND EXPENSES - note 13	13,270,248	11,001,579	9,461,194
GROSS INCOME	9,589,847	6,490,213	5,496,445
OPERATING EXPENSES - note 14	17,315,081	23,008,317	24,701,008
LOSS FROM OPERATIONS	(7,725,234)	(16,518,104)	(19,204,563)
OTHER INCOME (LOSS) - note 15	(12,257,356)	327,355	130,152,040
FINANCE COSTS - notes 10 and 18	(553,916)	(1,115,336)	(576,785)
INCOME (LOSS) BEFORE INCOME TAX	(20,536,506)	(17,306,085)	110,370,692
INCOME TAX EXPENSE - note 17			
Current	(1,818,170)	(763,187)	(2,588,233)
Deferred	—	—	—
	(1,818,170)	(763,187)	(2,588,233)
NET INCOME (LOSS) FOR THE YEAR	₱ 22,354,676)	₱ 18,069,272)	₱ 107,782,459
EARNINGS (LOSS) PER SHARE - note 22	₱ 0.0068)	₱ 0.0055)	₱ 0.0329

(The accompanying notes are an integral part of these consolidated financial statements.)

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
Consolidated Statements of Changes in Equity

	Capital Stock (Note 12)	Additional Paid- in Capital	Deficit	Treasury Stock (Note 12)	Total
Balance at January 1, 2016	P 3,276,045,637	P 24,492,801	P 2,043,489,893	P 10,000	P 1,257,038,545
Net income for the year	—	—	107,782,459	—	107,782,459
Impairment loss on advances to disposed subsidiaries eliminated in prior years' consolidation	—	—	(52,426,878)	—	(52,426,878)
Balance at December 31, 2016	3,276,045,637	24,492,801	(1,988,134,312)	(10,000)	1,312,394,126
Net loss for the year	—	—	(18,069,272)	—	(18,069,272)
Balance at December 31, 2017, as previously stated	3,276,045,637	24,492,801	(2,006,203,584)	(10,000)	1,294,324,854
Effect on adoption of PFRS 9 - note 2	—	—	(59,454,011)	—	(59,454,011)
Balance as at January 1, 2018, as restated	3,276,045,637	24,492,801	(2,065,657,595)	(10,000)	1,234,870,843
Net loss for the year	—	—	(22,354,676)	—	(22,354,676)
Balance at December 31, 2018	P 3,276,045,637	P 24,492,801	P 2,088,012,271	P 10,000	P 1,212,516,167

(The accompanying notes are an integral part of these consolidated financial statements.)

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
Consolidated Statements of Cash Flows

	For the Years Ended December 31		
	2018	2017	2016
CASH FLOWS FROM OPERATING ACTIVITIES			
Income (loss) before tax	₱ 20,536,506	₱ 17,306,085	₱ 110,370,692
Adjustments for:			
Depreciation - notes 8 and 10	10,085,352	14,759,692	16,324,468
Provision on ECL on:			
Trade and other receivables - note 5	9,610,598	—	5,650,320
Advances to related parties - note 18	7,563,687	—	—
Gain on:			
Sale of investment properties - note 8	(4,590,579)	—	(12,994,252)
Sale of investment in subsidiaries - note 15	—	—	(122,584,899)
Provision for retirement benefits - note 16	41,700	41,700	41,700
Finance costs - note 10	—	7,505	22,869
Interest income - note 4	(5,071)	(6,071)	(10,854)
Operating income (loss) before working capital changes	2,169,181	(2,503,259)	(3,179,956)
Increase in:			
Trade and other receivables	(1,540,075)	(2,200,126)	(3,860,721)
Prepayments and other current assets	(1,516,846)	(399,674)	(2,199,802)
Increase (decrease) in:			
Accounts payable and other liabilities	2,820,461	(258,930)	8,433,442
Advances from lessees	818,338	322,218	324,145
Net cash generated from (used in) operations	2,751,059	(5,039,771)	(482,892)
Interest received - note 4	5,071	6,071	10,854
Income tax paid	(1,818,170)	(763,186)	(2,643,420)
Net cash provided by (used in) operating activities	937,960	(5,796,886)	(3,115,458)
CASH FLOWS FROM INVESTING ACTIVITIES			
Collection of advances to related parties	4,155,742	15,484,129	—
Grant of advances to related parties	—	—	(13,189,889)
Acquisition of financial assets at FVOCI - note 7	—	(12,500,000)	—
Proceeds from sale of interest in joint operation - note 9	—	—	—
Proceeds from sale of investment in subsidiaries - note 15	—	—	18,994,500
Proceeds from sale of investment properties - note 8	46,800,000	—	33,071,462
Additions to investment properties - note 8	(22,552,679)	—	(19,288,605)
Net cash provided by investing activities	28,403,063	2,984,129	19,587,468

Forward

Continue

CASH FLOWS FROM FINANCING ACTIVITIES

Payments of advances from related parties	(19,156,904)	—	(17,031,178)
Proceeds of advances from related parties	—	1,655,925	—
Payment of borrowings	—	(159,619)	(159,447)
Finance cost paid - note 10	—	(7,505)	(22,869)
Net cash provided by (used in) financing activities	(19,156,904)	1,488,801	(17,213,494)
NET INCREASE (DECREASE) IN CASH	10,184,119	(1,323,956)	(741,484)
CASH - note 4			
At beginning of year	2,429,039	3,752,995	4,494,479
At end of year	₱ 12,613,158	₱ 2,429,039	₱ 3,752,995

(The accompanying notes are an integral part of these consolidated financial statements.)

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES

Notes to Consolidated Financial Statements

As at December 31, 2018 and 2017 and for each of the three years
in the period ended December 31, 2018

1. CORPORATE INFORMATION, STATUS OF OPERATIONS AND MANAGEMENT PLANS

Wellex Industries Incorporated (the 'Parent Company') was incorporated in the Philippines on October 19, 1956. The Parent Company engaged primarily in the business of mining and oil exploration and was known as Republic Resources and Development Corporation (REDECO). The Parent Company extended its corporate life for another fifty (50) years up to October 19, 2056 and was approved by the Securities and Exchange Commission (SEC) on July 20, 2007.

The Parent Company's shares are listed and traded in the Philippine Stock Exchange (PSE).

The Parent Company wholly owns Plastic City Industrial Corporation (PCIC). PCIC has ceased its commercial operations but PCIC subsidiaries have leased out its warehouse/ building facilities.

The financial position and results of operations of the Parent Company and its Subsidiaries, (herein referred to as the 'Group') are consolidated in these financial statements.

The registered office address of the Parent Company is located at 35th Floor, One Corporate Center, Doña Julia Vargas Ave., cor Meralco Ave., Ortigas Center, Pasig City, Philippines.

The consolidated financial statements as at and for the year ended December 31, 2018, including its comparatives for 2017 and 2016, were authorized and approved for issue by the Board of Directors (BOD) of the Parent Company on April 11, 2019.

Status of Operations and Management Plans

The consolidated financial statements have been prepared assuming that the Group will continue as a going concern. The Group incurred losses in prior years which resulted to a deficit of ₱2,088,012,271 and ₱2,006,203,584 as at December 31, 2018, and 2017, respectively.

In prior years, the Parent Company's business of mining and oil exploration became secondary to real estate and energy development. On January 28, 2008, the BOD approved the amendment of the Parent Company's primary purpose from a holding company to a company engaged in the business of mining and oil exploration.

The purpose of the amendment of the primary purpose was essentially to enable the Parent Company to ride the crest of a resurgent mining industry including oil exploration of the country's offshore oil fields. The Parent Company's strategy is to identify mining properties with proven mineral deposits particularly nickel, chromite, gold and copper covered by Mineral Production Sharing Agreements (MPSAs) and to negotiate for either a buy-out or enter into a viable joint venture arrangement. For its oil and mineral exploration activities, the Parent Company has identified and conducted initial discussions with potential investors.

However, the continuing global financial crises dampened the metal and oil prices that adversely affected the investment environment of mining and oil, and mineral exploration industry of the country. To finance its operating expenses, the Parent Company obtains advances from related parties.

The Parent Company has put on hold its plans to acquire a mining company with an existing MPSA with the Mines and Geosciences Bureau (MGB). This is due to the stringent requirements that the Department of Environment and Natural Resources (DENR) had placed on several dormant mining companies and the subsequent business slowdown in the industry as a result thereof.

Corporate Rehabilitation

The PCIC subsidiaries' investment properties were used as collateral to secure loans obtained by the Group, Kenstar Industrial Corp. (KIC) and Plastic City Corp. (PCC) in prior years. The loan was obtained from Banco de Oro (BDO) and Philippine National Bank (PNB) through a joint Credit Agreement with the related parties. Due to default to settle the outstanding obligations by the Group and its related parties, on October 28, 2010, PCIC subsidiaries, Inland Container Corp. (ICC), Pacific Plastic Corp. (PPC), and Kennex Container Corp. (KCC) (the "Petitioners") filed a petition for corporate rehabilitation (the "Plan") before the Regional Trial Court of Valenzuela (RTC) by authority of Section 1, Rule 4 of Rules and Procedures on Corporate Rehabilitation, in order to revive the Petitioners manufacturing operations and bring them back to profitability for the benefit of the creditors, employees and stockholders.

The Plan should be implemented over a span of five (5) years, with the Group to expect gross income projection of ₱4.214 billion from 2011 to 2015, assuming the Plan was immediately approved. The Plan entails the following: (a) capital restructuring; (b) debt restructuring; (c) reconditioning of machinery and equipment; (d) implementation of sales plan; and (e) joint venture for the real estate conversion from industrial to commercial and residential.

On December 17, 2012, the Petitioners filed a revised Plan (which supersedes the first Plan) before the Court. Incorporated in the revised Plan is the Memorandum of Agreement (MOA) entered into by the Parent Company and other related parties with Avida Land Corp. (ALC) for the development of 21.3 hectares of land located in Valenzuela City into a residential clusters of condominium, townhouses, house and lots. Out of the total 21.3 hectares, 12.8 hectares (representing 60% of the aggregate area) was owned by the Petitioners, and around 8.47 hectares were mortgaged to PNB to secure the loan with an outstanding balance of ₱4.01 billion which includes interest, litigation expense, penalties, attorney's fee and other charges as at December 31, 2013. The projected future gross cash flows from the implementation of the revised plan amounted to ₱916.4 million over a nineteen (19) year time frame based on agreed sharing scheme.

On January 15, 2014, a conference prior to the resolution of the case was held among the Petitioners, PNB, BDO and the Rehabilitation Receiver. One of the topics covered, among others, was the presentation of Revised Rehabilitation Proposal letter by Novateknika Land Corp. (NLC) (borrower of PNB of which the properties by Petitioners were used to secure the loan of NLC) to PNB dated December 6, 2013.

In a letter dated February 3, 2014 by the Rehabilitation Receiver to the RTC, the Receiver mentioned that efforts were exerted to find a mutually acceptable plan of payment. However, the firm stand of PNB to be paid in full amount of ₱4 billion and liquidate the mortgaged properties served as barriers.

On October 20, 2014, the RTC issued an order which disapproved the enhanced rehabilitation plan of Petitioners and converted the rehabilitation case into liquidation. The RTC also issued an order which declared the Petitioners insolvent, ordered the liquidation of the assets of the Petitioners, and directed the sheriff to immediately take possession and safely keep all real and personal properties until the appointment of liquidator.

In 2014 to 2016, several motions for reconsiderations and petitions for review were filed before Court of Appeals (CA) and Supreme Court (SC).

On November 4, 2016, the Petitioner's received the resolution dated September 14, 2016 of the Supreme Court, denying the petition for review. On November 21, 2016, the Petitioner filed a Motion for Reconsideration of the said resolution. On February 28, 2017, upon Petition of PNB, the RTC issued an order allowing the suspension of action in the proposed liquidation plan until after the comments of the creditors with regard to the amount of remaining obligation after foreclosure are taken into consideration in the liquidation plan. On March 1, 2017, the RTC issued an order granting PNB to continue with the foreclosure proceedings. On October 4, 2017, the SC resolves to deny the Motion for Reconsideration with finality.

On January 24, 2018, the RTC rendered a decision ordering NLC and some of the stockholders jointly and solidarily liable to pay PNB amounting to ₱593 million with interest of 12% per annum from date of default, 24% penalty per annum and ₱3 million attorney's fees, less the proceeds of the auction sale of ₱119 million. On March 20, 2018 in order to terminate the proceedings and to finalize the settlement of all obligations of the Group to PNB, including, but not limited to the judgment of RTC, the Group entered into a Settlement Agreement with PNB to pay ₱950 million (the 'Settlement Amount') payable in two (2) tranche (₱850 million upon execution of the Settlement Agreement and ₱100 million thirty (30) days after). Once PNB receive the Settlement Amount, it shall release the titles and issue the corresponding Cancellation of Mortgage of its lien over Davao and Valenzuela properties of the Group. Also, PNB shall sell the Quirino, Manila properties to NLC for a consideration of ₱170 million which is to be taken from the Settlement Amount. Further, after compliance of all obligations in the Settlement Agreement, the Group and NLC are hereby mutually, irrevocably, freely and voluntarily release and forever discharge one another, including their principals, affiliates, subsidiaries, owners, directors, officers, managers, successors-in-interest, agents, representatives, and/or assigns, from any and all claims, suits, and causes actions of whatever kind and nature, disclosed or undisclosed, pending or potential, which in law or equity they had, now have, or may have against each other, directly or indirectly arising out of, wholly or partially from, or related to or incidental to any of the facts, issues, or disputes involved in above cases, all of which claims, suits and causes of action the parties hereby relinquish, abandon, waive, save for such cause(s) of action that a party hereto may have against the other arising out of the said Settlement Agreement.

On the same date, the Group issued a check payable to PNB amounting to ₱850 million. On April 11, 2018, the Group paid the balance of ₱100 million to complete its obligations under the Settlement Agreement.

In view of the Settlement Agreement between the parties, on May 31, 2018, Valenzuela RTC has rendered a decision that the corporate rehabilitation case is now closed and terminated.

Based on current operation, the Parent Company's cash requirements can be generated internally from rental income from the remaining lease contracts of its subsidiaries. However, should there be substantial deviation from the Parent Company's commercial activities there might be a need to raise funds by way of advances from shareholders or officers and affiliates. The Group has substantial amount of trade receivables and receivables from related parties which are realizable upon demand. The management believes that resources are sufficient for projected plans for the next twelve (12) months.

The Group will pursue their Agreement with ALC for the development of the real estate. The project will be undertaken in a joint venture with Philippine Estate Corporation (PHES), an affiliate, to convert industrial real estate into commercial and residential zones to increase its value.

Furthermore, the Group will explore new business opportunities in the development of industrial estates, and to this end, ocular inspections for suitable raw land for development into industrial estates are being carried out in Cavite, Laguna, Batangas and Bulacan. Discussions have been carried out with local government city planning officials in order to determine which sites are candidates for long-term success, and we are in constant communication with urban planners and construction engineers in order to fully understand the financial feasibility models for the development of these industrial estates.

Manpower will be outsourced when needed and when the operation commence. A capital-infusion and build-up program is also contemplated in order to breathe life into the Group's financial standing, the size and timing of which will be directly related to the planned entry into new business endeavors.

Consequently, the consolidated financial statements have been prepared assuming that the Group will continue as a going concern. The consolidated financial statements do not include any adjustments relating to the recoverability and classification of the recorded assets or the recognition and classification of liabilities that might result from the outcome of this uncertainty.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies that have been used in the preparation of these consolidated financial statements are summarized below and in the succeeding pages. The policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of Compliance

The consolidated financial statements of the Group have been prepared in accordance with Philippine Financial Reporting Standards (PFRS). The term PFRS in general includes all applicable PFRS, Philippine Accounting Standards (PAS) and Interpretations issued by the former Standing Interpretations Committee (SIC), the Philippine Interpretations Committee (PIC) and the International Financial Reporting Interpretations Committee (IFRIC), which have been approved by the Financial Reporting Standards Council (FRSC) and adopted by the SEC.

Basis of Preparation

The consolidated financial statements have been prepared on a historical cost basis. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

Functional and Presentation Currency

The consolidated financial statements are presented in Philippine peso (₱), the Group's functional currency. All amounts are rounded to the nearest peso except when otherwise indicated.

Impact of the Revised Corporation Code of the Philippines

The Republic Act No. 11232 otherwise known as the Revised Corporation Code of the Philippines (the “Revised Code”) took effect on February 23, 2019, which aimed at improving ease of doing business, affording more protection to corporations and stockholders, and promoting good corporate governance.

The Revised Code should be applied prospectively. The requirement to prepare and submit the annual financial statements based on the Revised Code is effective beginning on or after February 23, 2019. All financial statements covering the periods on or before February 22, 2019 are required to be prepared and submitted in accordance with the Old Corporation Code or Batas Pambansa Bilang 68, in addition to the requirements of the SRC Rule 68.

The Revised Code will have no impact on the preparation and submission of the Group’s consolidated financial statements.

Changes in Accounting Policies and Disclosures

The accounting policies adopted are consistent with those of the previous financial years except for the following new and amended PFRS that are mandatorily effective for annual periods beginning on or after January 1, 2018:

PFRS 9, Financial Instruments (2014). PFRS 9, Financial Instruments replaces PAS 39 *Financial Instruments: Recognition and Measurement*, bringing together all three aspects of the accounting for financial instruments: classification and measurement, impairment, and hedge accounting.

The standard requires all recognized financial assets that are within the scope of PAS 39 to be subsequently measured at amortized cost or at fair value. Specifically, debt instruments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely for payments of principal and interest on the outstanding balance are generally measured at amortized cost at the end of subsequent reporting periods. All other debt investments and equity investments are measured at their fair values at the end of subsequent reporting periods. For financial liabilities that are designated as at fair value through profit or loss (FVPL), the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is presented in other comprehensive income, unless the recognition of the effects of changes in the liability’s credit risk in other comprehensive income would create or increase an accounting mismatch in profit or loss. Changes in fair value attributable to a financial liability’s credit risk are not subsequently reclassified to profit or loss.

The Group has applied PFRS 9 for the first time.

The Group has adopted the PFRS 9 Financial Instruments from January 1, 2018 and resulted in changes in accounting policies as follows:

(a) Classification and measurement of financial instruments

The changes in the classification and measurement of the Group's financial instruments are as follows:

		Classification		As at December 31, 2017		
		PAS 39	PFRS 9	As previously reported	Adjustments	As restated
Cash	(1)	Loans and receivables	Amortized cost	₱ 2,429,039	₱ –	₱2,429,039
Trade and other receivables	(1)	Loans and receivables	Amortized cost	74,175,429	–	74,175,429
Installment contract receivable	(1)	Loans and receivables	Amortized cost	57,316,896	–	57,316,896
Available-for-sale (AFS) financial assets	(2)	AFS	Fair value through other comprehensive income (FVOCI)	12,500,000	–	12,500,000
Advances to related parties	(1)	Loans and receivables	Amortized cost	115,511,766	–	115,511,766

The assessment of the Group's business model was made as at January 1, 2018, and applied retrospectively to those financial assets that were not derecognized before January 1, 2018.

The effects of reclassification of financial instruments into the appropriate PFRS 9 categories are as follows:

- (1) Cash, trade and other receivables, installment contract receivable and advances to related parties previously classified as loans and receivables are held to collect contractual cash flows and give rise to cash flows representing solely payments of principal and interest. These are now classified and measured as debt instruments at amortized cost.
- (2) Unquoted equity investments previously classified as AFS financial assets are now classified and measured as equity instruments designated at FVOCI. The Group elected to classify irrevocably its unquoted equity investments under this category as it considers these investments to be strategic in nature and it intends to hold these investments for the foreseeable future.

While there was a change in the classification and measurement on the Group's financial instruments as at December 31, 2018 and 2017, there were no changes in the balances of any line item in the consolidated financial statements since the accounting policies previously adopted under PAS 39 is the same as its counterpart under PFRS 9, thus no restatement was made in the consolidated financial statements.

(b) Impairment of financial assets

The Group adopted PFRS 9, *Financial Instruments*, which was applied using the transitional relief allowed by the standard. This allows the Group not to restate its prior periods' financial statements. Differences arising from the adoption of PFRS 9 in relation to impairment of financial assets are recognized in the opening balance of retained earnings (or other component of equity, as appropriate) in the current year.

The table below shows the impact of the adoption of PFRS 9 to the Group's total equity as at January 1, 2018.

	Effects on	
	Deficit	Total Equity
Balance as at December 31, 2017	(P 2,006,203,584)	P 1,294,324,854
Effect on adoption of PFRS 9	(59,454,011)	(59,454,011)
	(P 2,065,657,595)	P 1,234,870,843

The application of the expected credit losses (ECL) methodology based on the stages of impairment assessment for trade and other receivables, and advances to related parties resulted in the recognition of additional allowance for credit losses for trade and other receivables, and advances to related parties amounting P59,454,011 as at January 1, 2018 were charged against the opening balance of "Deficit" account.

PFRS 15, *Revenue from Contracts with Customers*. PFRS 15 supersedes PAS 11 *Construction Contracts*, PAS 18 *Revenue* and related interpretations and it applies, with limited exceptions, to all revenue arising from contracts with its customers. PFRS 15 establishes a comprehensive framework for recognizing revenue from contracts with customers. The core principle in that framework is that an entity should recognize revenue to depict the transfer of promised goods or services to the customer in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Revenue is recognize in accordance with that core principle by applying the following steps: (a) identify the contracts with customers; (b) identify the performance obligations in the contract; (c) determine the transaction price; (d) allocate the transaction price to the performance obligations in the contract; and (e) recognize revenue when the entity satisfies a performance obligation.

PFRS 15 requires entities to exercise judgement, taking into consideration all of the relevant facts and circumstances when applying each step of the framework to contracts with their customers. The standard also specifies the accounting for the incremental costs of obtaining a contract with a customer and the costs directly related to fulfilling a contract. In addition, the standard requires extensive disclosures.

The Group has concluded that revenue from services should be recognized at the point in time when service has been rendered. Therefore, the adoption of PFRS 15 did not have an impact on the timing of revenue recognition.

Annual Improvements to PFRS 2014-2016 Cycle

The Annual Improvements to PFRS 2014-2016 Cycle sets out the amendments to PFRS 1, PFRS 12 and PAS 28. The amendment to PFRS 12 is effective on January 1, 2017.

The annual improvements addressed the following issues:

PFRS 1 (Amendment), First-time Adoption of PFRS – Deletion of Short-term Exemptions for First-time Adopters. The amendments deleted some short-term exemptions for first-time adopters and the related effective date paragraphs as the reliefs provided were no longer applicable and had been available to entities only for reporting periods that had passed.

PAS 28 (Amendment), Investments in Associates and Joint Ventures – Measuring an Associate or Joint Venture at Fair Value. The amendments clarify that the election to measure at fair value through profit or loss an investment in an associate or a joint venture that is held by an entity that is a venture capital organization, or other qualifying entity, is available for each investment in an associate or joint venture on an investment-by-investment basis, upon initial recognition.

The above improvements have no material impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PAS 40 (Amendments), Investment Property – Transfers of Investment Property. The amendments clarify that to transfer to, or from, investment properties there must be a change in use. A change in use would involve (a) an assessment of whether a property meets, or has ceased to meet, the definition of investment property; and (b) supporting evidence that a change in use has occurred. The application of the amendments provides two options for transition: (a) An entity shall apply those amendments to changes in use that occur on or after the beginning of the annual reporting period in which the entity first applies the amendments; or (b) retrospective application if, and only if, that is possible without the use of hindsight.

PFRS 2 (Amendments), Share-based Payment – Classification and Measurement of Share-based Payment Transactions. The amendments address the: (a) accounting for modifications to the terms and conditions of share-based payments that change the classification of the transaction from cash-settled to equity settled; (b) accounting for the effects of vesting and non-vesting conditions on the measurement of cash-settled share-based payments; and (c) the classification of share-based payment transactions with a net settlement feature for withholding tax obligations.

The amendments have no material impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PFRS 4 (Amendments), Insurance Contracts – Applying PFRS 9 Financial Instruments and PFRS 4 Insurance Contracts. The amendments provide two options for entities that issue insurance contracts within the scope of PFRS 4: (a) an option that permits entities to reclassify, from profit or loss to other comprehensive income, some of the income or expenses arising from designated financial assets (the "overlay approach"); and (b) an optional temporary exemption from applying PFRS 9 for entities whose predominant activity is issuing contracts within the scope of PFRS 4 (the "deferral approach"). The application of both approaches is optional and an entity is permitted to stop applying them before the new insurance contracts standard is applied. An entity would apply the overlay approach retrospectively to designated financial assets, when it first applies PFRS 9. An entity would apply the deferral approach for annual periods beginning on or after January 1, 2018.

The amendments have no material impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

Philippine Interpretation IFRIC-22, Foreign Currency Transactions and Advance Consideration. This interpretation addresses how to determine the date of the transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability arising from the payment or receipt of advance consideration in a foreign currency.

The interpretation does not have material impact on the Group's consolidated financial statements.

New Accounting Standards and Amendments to Existing Standards Effective Subsequent to January 1, 2018

Standards issued but not yet effective up to the date of the Group's financial statements are listed below. This listing of standards and interpretations issued are those that the Group reasonably expects to have an impact on disclosures, financial position or performance when applied at a future date. The Group intends to adopt these standards when they become effective.

Annual Improvements to PFRS 2015-2017 Cycle

The annual improvements addressed the following issues:

PFRS 3 (Amendments), Business Combinations – Previously Held Interest in a Joint Operation. The amendments provides additional guidance to clarify that, when obtaining control of a business that is a joint operation, the acquirer applies the requirements for a business combination achieved in stages, including remeasuring its previously held interest in the joint operation at its acquisition-date fair value.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PFRS 11 (Amendments), Joint Arrangements – Previously Held Interest in a Joint Operation. The amendments clarify that when an entity obtains joint control of a business that is a joint operation, the entity does not remeasure its previously held interests.

The Group is currently assessing the impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PAS 12 (Amendments), Income Taxes – Income Tax Consequences of Payments on Financial Instruments Classified as Equity. The amendments clarify that the income tax consequences of dividends are linked more directly to past transactions or events that generated distributable profits than to distributions to owners. Therefore, an entity shall recognize the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognized those past transactions or events.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PAS 23 (Amendments), Borrowing Costs – Borrowing Costs Eligible for Capitalization. The amendments clarify that an entity treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete. The above improvements are effective for annual periods beginning on or after January 1, 2019, with earlier application permitted.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PAS 19 (Amendments), Employee Benefits – Plan Amendment, Curtailment or Settlement. The amendments clarify that if a plan amendment, curtailment or settlement occurs, it is now mandatory that the current service cost and the net interest for the period after the remeasurement are determined using the assumptions used for the remeasurement. The amendments also clarify how the requirements on accounting for a plan amendment, curtailment or settlement affect the asset ceiling requirements. The amendments are effective for annual periods beginning on or after January 1, 2019, with earlier application permitted. These amendments will apply only to any future plan amendments, curtailments, or settlements of the Group.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PAS 28 (Amendments), Investments in Associates and Joint Ventures – Long-term Interests in Associates and Joint Ventures. The amendments clarify that an entity applies PFRS 9 to long-term interests in an associate or joint venture that form part of the net investment in the associate or joint venture but to which the equity method is not applied. The amendments are effective for annual periods beginning on or after January 1, 2019 and shall be applied retrospectively. However, early application of these amendments is permitted. The amendments will not have an impact on the disclosures and amounts recognized on the Group's financial statements.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's financial statements.

PFRS 9 (Amendments), Financial Instruments – Prepayment Features with Negative Compensation. This addresses the concerns about how PFRS 9 classifies particular prepayable financial assets. The amendments also include clarifications to the accounting for a modification or exchange of a financial liability that does not result in derecognition. The amendments are effective for annual periods beginning on or after January 1, 2019, with earlier application permitted.

The amendments will not have a significant impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

Philippine Interpretation IFRIC-23, Uncertainty over Income Tax Treatments. This interpretation addresses how to apply the recognition and measurement requirements of PAS 12 *Income Taxes* when there is uncertainty over income tax treatments. This interpretation is effective for annual periods beginning on or after January 1, 2019, with earlier application permitted.

The interpretation will have no significant impact on the Group's consolidated financial statements.

PFRS 16, Leases. This new standard introduces a single lessee accounting model to be applied to all leases, whilst substantially carries forward the lessor accounting requirements in PAS 17 *Leases*. Lessees recognize a right-of-use asset representing its right to use the underlying leased asset and a lease liability representing its obligation to make lease payments for all leases with a term of more than twelve (12) months, unless the underlying asset is of low value. Whereas, lessors continue to classify leases as operating leases or finance leases, and to account for those two types of leases differently. The standard is effective for annual periods beginning on or after January 1, 2019, with earlier application permitted for entities that apply PFRS 15 at or before the date of initial application of PFRS 16.

The adoption of the standard will result in recognition of an asset for the right to use the underlying asset over the lease term and a lease liability for the obligation to make lease payments in the consolidated statements of financial position. In addition, this will result in recognition of depreciation on the right-of-use asset and interest on lease liability in the consolidated statement of comprehensive income, and presentation of the total amount of cash paid into a principal portion and interest within financing activities in the consolidated statements of cash flows.

PAS 1 (Amendments), Presentation of Financial Statements and PAS 8 (Amendment), Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Material. The amendments clarify that information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity. The amendments are effective for annual periods beginning on or after January 1, 2020, with earlier application permitted.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PFRS 3 (Amendments), Business Combinations – Definition of a Business. The amendments clarify that to be considered a business, an acquired set of activities and assets must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create outputs. It narrows the definitions of a business and of outputs by focusing on goods and services provided to customers and by removing the reference to an ability to reduce costs. In addition, it provides guidance and illustrative examples to help entities assess whether a substantive process has been acquired and remove the assessment of whether market participants are capable of replacing any missing inputs or processes and continuing to produce outputs. The amendment also add an optional concentration test that permits a simplified assessment of whether an acquired set of activities and assets is not a business. The amendments are effective for annual periods beginning on or after January 1, 2020, with earlier application permitted.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PFRS 17, Insurance Contracts. The new standard establishes principles for the recognition, measurement, presentation and disclosure of insurance contracts, including reinsurance contracts held and investment contracts with discretionary participation features issued. The objective of the standard is to ensure that entities provide relevant information in a way that faithfully represents those contracts. This information gives a basis for users of financial statements to assess the effect that contracts within the scope of the standard have on the entity's financial position, financial performance and cash flows. The standard is effective for annual periods beginning on or after January 1, 2021, with earlier application permitted.

The new standard will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

Basis for Consolidation

The consolidated financial statements include the financial statements of the Parent Company and the following subsidiaries, which were all incorporated in the Philippines and are registered with the Philippine SEC, as at December 31 of each year.

Subsidiaries	Principal Activity	Ownership	
		2018	2017
Direct Ownership			
PCIC	Manufacturing	100%	100%
Indirect Ownership (Subsidiaries of PCIC)			
ICC	Manufacturing	100%	100%
KCC	Manufacturing	100%	100%
PPC	Manufacturing	100%	100%
Rexlon Industrial Corporation (RIC)	Manufacturing	100%	100%

Subsidiaries are entities which the Parent Company has the power to control the financial and operating policies, generally accompanying a shareholding of more than one half of the voting rights. Control exists when the Parent Company is exposed, or has rights, to variable returns from the involvement with the subsidiaries and has the ability to affect those returns through its power over the subsidiaries.

Subsidiaries are fully consolidated from the date on which the Parent Company obtains control. Consolidation ceases when control is transferred out of the Group. The operating results of subsidiaries acquired or disposed of during the year are included in the consolidated statement of comprehensive income from the date of acquisition or up to the date of disposal, as appropriate. A change in ownership interest of a subsidiary, without a change in control is accounted for as an equity transaction.

The financial statements of the subsidiaries are prepared for the same reporting year, using accounting policies that are consistent with those of the Group. Intra-group balances, transactions, income and expenses, and profits and losses resulting from intra-group transactions are eliminated in full in the consolidation.

a) Direct ownership

PCIC

PCIC and its subsidiaries have ceased operations but have leased out their warehouse facilities. The intention of the Group is to continue its operation by focusing on "injection molding" due to its very encouraging prospect and which has shown to have a high viability rating that will contribute highly towards the Group's maximum operation and financial position. Management is continuously in search for reliable joint venture partners who have the means to continue its operations.

b) Indirect ownership

ICC

ICC was incorporated in the Philippines and registered with the SEC on June 23, 1981, primarily to engage in the manufacture of plastic containers. The Company ceased its commercial operations on July 30, 2000, and has leased out its buildings as warehouses.

KCC

KCC was incorporated in the Philippines and registered with the SEC on February 14, 1983. The Company was established to manufacture all kinds of plastic containers. The Company ceased its commercial operations on April 30, 2002, and has leased out its buildings as warehouses.

PPC

PPC was incorporated in the Philippines and registered with the SEC on October 1, 1982. The Company was established primarily to manufacture plastic raw materials, rigid and non-rigid plastic products, plastic compounds, derivatives and other related chemical substances. The Company ceased its commercial operations on May 16, 2002, and has leased out its buildings as warehouses.

RIC

RIC was incorporated in the Philippines and registered with the SEC on October 9, 1984. The Company was engaged in the business of manufacturing and molding plastic products. The Company ceased its commercial operations on April 30, 2002.

Determination of Fair Value and Fair Value Hierarchy

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible to by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the consolidated financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Group determines the policies and procedures for both recurring fair value measurement and for non-recurring measurement.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

Fair value measurement disclosures of financial and non-financial assets are presented in Note 26 to the consolidated financial statements.

“Day 1” Difference

When the transaction price in a non-active market is different from the fair value of other observable current market transactions in the same instrument or based on a valuation technique whose variables include only data from observable market, the Group recognizes the difference between the transaction price and fair value (a “Day 1” difference) in the consolidated statements of comprehensive income unless it qualifies for recognition as some other type of asset or liability. In cases where use is made of data which is not observable, the difference between the transaction price and model value is only recognized in the consolidated statements of comprehensive income when the inputs become observable or when the instrument is derecognized. For each transaction, the Group determines the appropriate method of recognizing the “Day 1” difference amount.

Financial Instruments

Initial Recognition, Measurement and Classification

The Group recognizes financial assets and financial liabilities in the consolidated statements of financial position when it becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place are recognized on the settlement date.

With the exception of trade receivables that do not contain a significant financing component, financial assets and financial liabilities are recognized initially at fair value including transaction costs, except for those financial assets and liabilities at FVPL where the transaction costs are charged to expense in the period incurred. Trade receivables that do not contain a significant financing component are recognized initially at their transaction price.

The Group classifies its financial assets as subsequently measured at amortized cost, fair value through other comprehensive income (FVOCI) and FVPL.

The classification of debt instruments at amortized cost or at FVOCI depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing the financial assets. The Group's business model is determined at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. The Group's business model determines whether cash flows will result from collecting contractual cash flows, selling financial assets or both.

Financial assets at FVPL include financial assets held for trading, financial assets designated upon initial recognition at FVPL, or financial assets mandatorily required to be measured at fair value. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at FVPL, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortized cost or at FVOCI, debt instruments may be designated at FVPL on initial recognition if doing so eliminates or significantly reduces the measurement or recognition inconsistency and produce more relevant information.

Upon initial recognition, the Group may make an irrevocable election to present in other comprehensive income changes in the fair value of an equity instrument that is not held for trading.

The Group classifies its financial liabilities as subsequently measured at amortized cost using the effective interest method or at FVPL.

Financial assets at amortized cost

Financial assets are measured at amortized when both of the following conditions are met:

- the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial measurement, financial assets at amortized cost are subsequently measured using the effective interest method less allowance for impairment. Gains and losses are recognized in the statements of comprehensive income when the financial assets at amortized cost are derecognized, modified or impaired. These financial assets are included in current assets if maturity is within twelve (12) months from the end of reporting period. Otherwise, these are classified as noncurrent assets.

As at December 31, 2018 and 2017, included under financial assets at amortized cost are the Group's cash, trade and other receivables, installment contract receivables and advances to related parties (see Notes 4, 5, 18 and 21).

Cash

The Company's cash includes cash on hand and in banks. Cash in banks earn interest at respective bank deposit rates.

Trade and other receivables

Receivables consist of advances to third parties, trade receivable, rental receivable and utilities receivable.

Instalment contract receivables

Represent outstanding balance of total contract price from the sale of land with ALC.

Advances to related parties

Represent non-interest bearing cash advances to related parties for working capital requirements.

Equity Instruments Designated at FVOCI

Upon initial recognition, the Group may make an irrevocable election to present in other comprehensive income changes in the fair value of an equity investment that is not held for trading. The classification is determined on an instrument-by-instrument basis.

When the equity instrument is derecognized, the cumulative gain or loss previously recognized in other comprehensive income is not subsequently reclassified to profit or loss, but is transferred to retained earnings. Dividends on such investments are recognized in profit or loss when the right of payment has been established, except when the dividends represent a recovery of part of the cost of the investment, in which case, such gains are recorded in other comprehensive income. Equity instruments designated at FVOCI are not subject to impairment assessment. These financial assets are classified as noncurrent assets.

As at December 31, 2018 and 2017, the Group elected to classify irrevocably its unquoted equity investments under this category (see Note 7).

Financial Liabilities at Amortized Cost

Financial liabilities that are not contingent consideration of an acquirer in a business combination, held for trading, or designated as at FVPL, are measured subsequently at amortized cost using the effective interest method.

The effective interest method is a method of calculating the amortized cost of a financial liability and allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the amortized cost of a financial liability.

As at December 31, 2018 and 2017, included in financial liabilities at amortized cost are the Group's accounts payable and other liabilities, advances from related parties and advances from lessees (see Notes 11, 18 and 20).

Accounts payable and other liabilities

Accounts payable are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Other current liabilities include non-trade payables and accrued expenses.

Advances from related parties

Represents cash advances to related parties for working capital requirements.

Advances from lessees

Represent payment of advance rental which shall be refunded without interest on the expiration of the lease or pre-termination of the lease period.

Offsetting of Financial Instruments

Financial assets and financial liabilities are offset and the net amount reported in the statements of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

Derecognition of Financial Instruments

Financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- the rights to receive cash flows from the asset have expired;
- the Group retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to third party under a “pass-through” arrangement; or
- the Group has transferred its rights to receive cash flows from the asset and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all risks and rewards of the asset, but has transferred control of the asset.

Where the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Group’s continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Financial liabilities

A financial liability is derecognized when the obligation under the liability was discharged, cancelled or has expired.

Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the statement of comprehensive income.

Impairment of Financial Assets

The Group recognizes an allowance for ECL for all debt instruments that are measured at amortized cost or at FVOCI. ECL are a probability-weighted estimate of credit losses over the expected life of the financial asset.

Credit losses are the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the original effective interest rate. The expected cash flows include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

The Group assesses at each end of the reporting period whether the credit risk on a financial asset has increased significantly since initial recognition. For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is measured at an amount equal to the lifetime ECL. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, a loss allowance is measured at an amount equal to 12-month ECL. Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within twelve (12) months after the reporting period.

For trade and other receivables and advances to related parties, the Group applies a simplified approach in calculating ECL. The Group recognizes a loss allowance based on lifetime ECL at the end of each reporting period. The ECL on these financial assets are estimated using a provision matrix based on the Group's historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment, including time value of money where appropriate.

When the credit risk on financial instruments for which lifetime ECL have been recognized subsequently improves, and the requirement for recognizing lifetime ECL is no longer met, the loss allowance is measured at an amount equal to 12-month ECL at the current reporting period, except for assets for which simplified approach was used.

The Group recognizes impairment loss (reversals) in statements of comprehensive income for all financial assets with a corresponding adjustment to their carrying amount through a loss allowance account, except for investments in debt instruments that are measured at FVOCI, for which the loss allowance is recognized in other comprehensive income and does not reduce the carrying amount of the financial asset in the statements of financial position.

Significant increase in credit risk

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument at the end of reporting period with the risk of a default occurring on the financial instrument at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort. Forward-looking information considered includes the future prospects of the industries in which the Group's debtors operate, obtained from economic expert reports, financial analysts, governmental bodies, relevant think-tanks and other similar organizations, as well as consideration of various external sources of actual and forecast economic information that relate to the Group's core operations.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly since initial recognition:

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk for a particular financial instrument, e.g. the extent to which the fair value of a financial asset has been less than its amortized cost;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor;
- significant increases in credit risk on other financial instruments of the same debtor;
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk on a financial asset has increased significantly since initial recognition when contractual payments are more than one (1) day past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

Despite the foregoing, the Group assumes that the credit risk on a financial instrument has not increased significantly since initial recognition if the financial instrument is determined to have low credit risk at the end of reporting period. A financial instrument is determined to have low credit risk if:

- the financial instrument has a low risk of default;
- the debtor has a strong capacity to meet its contractual cash flow obligations in the near term; and
- adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the borrower to fulfil its contractual cash flow obligations.

The Group considers a financial asset to have low credit risk when the asset has external credit rating of 'investment grade' in accordance with the globally understood definition or if an external rating is not available, the asset has an internal rating of 'performing'. Performing means that the counterparty has a strong financial position and there is no past due amounts.

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

Definition of default

The Group considers the following as constituting an event of default for internal credit risk management purposes as historical experience indicates that financial assets that meet either of the following criteria are generally not recoverable:

- when there is a breach of financial covenants by the debtor; or
- information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collateral held by the Group)

Irrespective of the above analysis, the Group considers that default has occurred when a financial asset is more than one (1) year past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- significant financial difficulty of the issuer or the borrower;
- a breach of contract, such as a default or past due event;
- the lenders of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concessions that the lenders would not otherwise consider;
- it is becoming probable that the borrower will enter bankruptcy or other financial reorganization; or
- the disappearance of an active market for that financial asset because of financial difficulties.

Write-off policy

The Group writes-off a financial asset when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or in the case of trade receivables and contract assets, when the amounts are over five (5) years past due, whichever occurs sooner.

Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. Any recoveries made are recognized in consolidated statements of comprehensive income.

Prepayments and other current assets

Prepayments are expenses paid in advance and recorded as asset before they are utilized. Prepayments are initially recognized at cost and subsequently measured at cost less any utilized portion and impairment loss. This account comprises prepaid items which are apportioned over the period covered by the payment and charged to the appropriate accounts in the consolidated statements of comprehensive income when incurred.

Prepayments are apportioned over the period covered by the payment and charged to the appropriate accounts in the consolidated statements of comprehensive income when incurred.

An impairment loss is recognized for the amount by which the assets carrying amount exceeds its recoverable amount.

Prepayments that are expected to be realized for not more than twelve (12) months after the reporting period are classified as current assets; otherwise, these are classified as other noncurrent assets.

Input value-added tax (VAT) and Other Prepaid Taxes

Input VAT is the indirect tax paid by the Group on the local purchase of goods or services from a VAT-registered person. When the input VAT exceeds the output tax, the excess is carried over the next reporting period and is recognized as an asset presented as input VAT in the consolidated statements of financial position. Creditable withholding tax pertains to taxes withheld by the customers upon payment and is to be deducted from income tax payable of the Group.

The Group's input tax and other prepaid taxes are stated at face value less provision for impairment, if any. Allowance for unrecoverable input tax other prepaid taxes, if any, are maintained by the Group at a level considered adequate to provide for potential uncollectible portion of the claims. The Group, on a continuing basis, makes a review of the status of the claims designed to identify those that may require provision for impairment loss.

Property and Equipment

Property and equipment are tangible assets that are held for use supply of services, for rental to others, or for administrative purposes, and are expected to be used during more than one (1) period.

Property and equipment are initially measured at cost. The cost of property and equipment comprises its purchase price, including import duties, taxes and any directly attributable costs of bringing the asset to its working condition and location of its intended use.

Subsequent to initial recognition, property and equipment are carried at cost less accumulated depreciation and any impairment in value.

Expenses that provide incremental future economic benefits to the Group are added to the carrying amount of an item of property and equipment. All other expenses are recognized in the consolidated statements of comprehensive income as incurred.

Depreciation of property and equipment commences once the property and equipment are available for use and computed using the straight-line basis over the estimated useful life of property and equipment as follows:

	In Years
Buildings and improvements	5 to 50
Machinery and equipment	4 to 32
Transportation equipment and tools	5 to 10
Furniture and fixtures	3 to 10

The useful lives and depreciation method are reviewed annually to ensure that the period and method of depreciation are consistent with the expected pattern of economic benefits from items of property and equipment.

When property and equipment are retired or otherwise disposed of, the cost and the related accumulated depreciation and accumulated provision for impairment losses, if any, are removed from the accounts and any resulting gain or loss is credited to or charged against current operations. Fully depreciated property and equipment are retained in the accounts until they are no longer in use and no further depreciation is charged against current operations.

Investment Properties

Investment properties are for rental and capital appreciation, and not occupied by the Group.

Investment properties are measured initially at cost, including transaction costs. Expenses that provide incremental future economic benefits to the Group are added to the carrying amount of an item of property and equipment. All other expenses are recognized in the consolidated statements of comprehensive income as incurred. Subsequent to initial recognition, investment properties (except land) are carried at cost less accumulated depreciation and any impairment in value. Land is carried at cost less any impairment in value.

Depreciation is computed using the straight-line method over the following estimated useful lives:

	In Years
Land improvements	5
Buildings and improvements	50

Investment properties are derecognized when either they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. Any gains or losses on the retirement or disposal of an investment property are recognized in the statement of comprehensive income in the year of retirement or disposal.

A transfer is made to investment property when there is a change in use, evidenced by ending of owner-occupation and commencement of an operating lease to another party. A transfer is made from investment property when and only when there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. A transfer between investment property, owner-occupied property and inventory does not change the carrying amount of the property transferred nor does it change the cost of that property for measurement or disclosure purposes.

Interest in Joint Operation

The Group has entered into joint operations for the development of properties.

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

When a Group undertakes its activities under joint operations, the Group as a joint operator recognizes in relation to its interest in a joint operation:

- Its assets, including its share of any assets held jointly.
- Its liabilities, including its share of any liabilities incurred jointly.
- Its revenue from the sale of its share of the output arising from the joint operation.
- Its share of the revenue from the sale of the output by the joint operation.
- Its expenses, including its share of any expenses incurred jointly.

The Group accounts for the assets, liabilities, revenues and expenses relating to its interest in a joint operation in accordance with the PFRS applicable to the particular assets, liabilities, revenues and expenses.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a sale or contribution of assets), the Group is considered to be conducting the transaction with the other parties to the joint operation, and gains and losses resulting from the transactions are recognized in the Group's consolidated financial statements only to the extent of other parties' interests in the joint operation.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a purchase of assets), the Group does not recognize its share of the gains and losses until it resells those assets to a third party.

Impairment of Non-financial Assets

At the end of each reporting period, the Group reviews the carrying amounts of its non-financial assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the assets is estimated in order to determine the extent of the impairment loss (if any). When the asset does not generate cash flows that are independent from other assets, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted at their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognized as an expense immediately, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation increase.

When an impairment loss subsequently reverses, the carrying amount of the asset or cash generating unit is increase to the revised estimate of its recoverable amount, but only to the extent of the carrying amount that would have been determined (net of any depreciation) had no impairment loss been recognized for the asset or cash-generating unit in prior years. A reversal of an impairment loss is recognized as income unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

Equity

Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Capital stock

Capital stock represents the par value of the shares that are issued and outstanding as of reporting date.

Additional paid-in Capital

Additional paid-in capital includes any premiums received on the initial issuance of capital stock. Any transaction costs associated with the issuance of shares are deducted from additional paid-in capital, net of any related income tax benefits.

Treasury shares

Treasury shares are own equity instruments which are reacquired and are recognized at cost and deducted from equity. No gain or loss is recognized in profit or loss on the purchase, sale, issue or cancellation of the Group's own equity instruments. Any difference between the carrying amount and the consideration, if reissued, is recognized in additional paid-in capital. Voting rights related to treasury shares are nullified for the Group and no dividends are allocated to them respectively. When the shares are retired, the capital stock account is reduced by its par value and the excess of cost over par value upon retirement is debited to additional paid-in capital to the extent of the specific or average additional paid-in capital when the shares were issued and to retained earnings for the remaining balance.

Treasury shares represent capital stock of the Parent Company that is owned by its subsidiary.

Deficit

Deficit includes all current and prior period results of operation as disclosed in the consolidated statements of comprehensive income.

Revenue Recognition

Revenue is recognized to the extent that it is probable that economic benefits will flow to the entity and the amount of revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, and represents amounts receivable for services provided in the normal course of business.

Rental income

Rental from investment properties that is leased to a third party under an operating lease is recognized in the consolidated statement of comprehensive income on a straight-line basis over the lease term. Rental received in advance is treated as advances from lessees and recognized as income when actually earned.

Interest income

Interest income is accrued on a time proportion basis, by reference to the principal amount outstanding and at the effective interest rate applicable.

Other income

Other income is income generated outside the normal course of business and is recognized when it is probable that the economic benefits will flow to the Group and it can be measured reliably.

Expense Recognition

Cost and expenses are recognized in the consolidated statements of comprehensive income when decrease in future economic benefits related to a decrease in an asset or an increase of a liability has arisen that can be measured reliably. Expenses in the consolidated statements of comprehensive income are presented using the functional method.

Direct cost and expenses

Direct cost and expenses are recognized as expense when the related services are rendered.

Operating expenses

Operating expenses constitute costs of operating and administering the business and are expensed as incurred.

Income Tax

The tax expense for the period comprises current tax only. Tax is recognized in profit or loss, except to the extent that it relates to items recognized in other comprehensive income or directly in equity.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at reporting date. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is recognized, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognized if they arise from the initial recognition of goodwill; deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable income. Deferred income tax is determined using tax rates and laws, in the period the temporary difference are expected to be recovered or settled, that have been enacted or substantively enacted as at reporting period.

Deferred income tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized. At each reporting date the Group reassesses the need to recognize previously unrecognized deferred income tax asset.

Deferred income tax assets are recognized for all deductible temporary differences, carrying forward benefits of unused tax credits from excess of minimum corporate income tax (MCIT) over regular corporate income tax (RCIT) and unused net operating loss carryover (NOLCO), to the extent that it is probable that sufficient future taxable profits will be available against which the deductible temporary differences, carrying forward benefits of unused tax credits from excess of MCIT over RCIT and unused NOLCO can be utilized. Deferred income tax liabilities are recognized for all taxable temporary differences.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax asset against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

Leases

The Group accounts for its leases as follows:

Group as Lessee

Leases which transfer to the Group substantially all risks and benefits incidental to ownership of the leased item are classified as finance leases and are recognized as assets and liabilities in the consolidated statements of financial position at amounts equal to the fair value of the leased property, or if lower, at the present value of minimum lease payments at the inception of the lease. Lease payments are apportioned between the finance costs and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance costs are recognized in the statement of comprehensive income. Capitalized leased assets are depreciated over the shorter of the estimated useful life of the asset or the lease term.

Leases which do not transfer to the Group substantially all the risks and benefits of ownership of the asset are classified as operating leases. Operating lease payments are recognized as expense in the consolidated statement of comprehensive income on a straight-line basis over the lease term. Associated costs, such as maintenance and insurance, are expensed as incurred.

Group as Lessor

Leases wherein the Group substantially transfers to the lessee all risks and benefits incidental to ownership of the leased item are classified as finance leases and are presented as receivable at an amount equal to the Group's net investment in the lease. Finance income is recognized based on the pattern reflecting a constant periodic rate of return on the Group's net investment outstanding in respect of the finance lease.

Leases which do not transfer to the lessee substantially all the risks and benefits of ownership of the asset are classified as operating lease. Lease income from operating lease is recognized in the consolidated statement of comprehensive income on a straight-line basis over the lease term.

The Group determines whether an arrangement is, or contains a lease based on the substance of the arrangement. It makes an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset.

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases.

The Group is a party to operating leases as a lessor and lessee. Payments made under operating leases (net of any incentives) are charged to consolidated statement of comprehensive income on a straight-line basis over the period of the lease.

Related Party Relationships and Transactions

A related party transaction is a transfer of resources, services or obligations between related parties, regardless of whether a price is charged.

Related party relationship exists when: (a) a person or a close member of that person's family has control or joint control, has significant influence or is a member of the key management personnel of the reporting entity or of a parent of the reporting entity; and (b) when any of the following conditions apply: (i) the entity and the Company are members of the same group; (ii) one entity is an associate or joint venture of the other entity; (iii) both entities are joint ventures of the same third party; (iv) one entity is a joint venture of a third entity and the other entity is an associate of the third party; (v) the entity is a post-employment benefit plan for the benefit of employees of the Company; (vi) the entity is controlled or jointly controlled by a person as identified in (a) above; (vii) the entity or any member of a group of which it is part, provides key management personnel services to the Company or to the parent of the Company; (viii) a person identified in (a) above has significant influence over the entity or is a member of the key management personnel of the entity or of a parent of the entity.

In considering each possible related party relationship, attention is directed to the substance of the relationships, and not merely the legal form.

Retirement Benefits Obligation

The Group has no formal retirement plan for its employees as it does not meet the minimum number of employees required for the establishment of a retirement benefit plan, but accrues the estimated cost of retirement benefits required by the provisions of Republic Act (RA) No. 7641 (Retirement Law). The Group has nine (9) employees as at December 31, 2018 and 2017. Under RA 7641, the Group is required to provide minimum retirement benefits to qualified employees. The retirement cost accrued includes current service cost and estimated past service cost as determined under RA 7641.

Segment Reporting

A business segment is a Group of assets and operations engaged in providing products or services that are subject to risks and returns that are different from those of other business segments. A geographical segment is engaged in providing products or services within a particular economic environment that are subject to risks and return that are different from those of segments operating in other economic environments.

Operating segments are reported on the basis upon which the Group reports its primary segment information. Financial information on business segments is presented in Note 19.

Earnings (Loss) Per Share

Earnings (loss) per share are determined by dividing net income (loss) for the year by the weighted average number of common shares outstanding during the year, excluding common shares purchased by the Group and held as treasury shares.

Provisions and Contingencies

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

Where discounting is used, the increase in the provision due to the passage of time is recognized as interest expense. When the Group expects a provision or loss to be reimbursed, the reimbursement is recognized as a separate asset only when the reimbursement is virtually certain and its amount is estimable. The expense relating to any provision is presented in the consolidated statements of comprehensive income, net of any reimbursement.

Contingent liabilities are not recognized in the financial statements. They are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but disclosed when an inflow of economic benefits is probable. Contingent assets are assessed continually to ensure that developments are appropriately reflected in the financial statements. If it has become virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognized in the financial statements.

Events After the Reporting Date

The Group identifies post-year events as events that occurred after the reporting date but before the date when the Group financial statements were authorized for issue. Post year-end events that provide additional information about the Group's position at the reporting date (adjusting events) are reflected in the Group financial statements. Post year-end events that are not adjusting events are disclosed in the Group financial statements when material.

3. SIGNIFICANT ACCOUNTING JUDGMENTS AND CRITICAL ACCOUNTING ESTIMATES AND ASSUMPTIONS

The preparation of the Group's consolidated financial statements requires management to make judgments and estimates that affect amounts reported in the consolidated financial statements. These judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Group believes the following represent a summary of these significant judgments and estimate and related impact and associated risks in the consolidated financial statements.

Significant Accounting Judgments in Applying the Group's Accounting

In the process of applying the Group's accounting policies, management has made the following judgments apart from those involving estimation, which have the most significant effect on the amounts recognized in the consolidated financial statements:

Operating lease commitments

Group as lessee

The Group has entered into contract of lease for some of the office space it occupies. The Group has determined that all significant risks and benefits of ownership on these properties will be retained by the lessor. In determining significant risks and benefits of ownership, the Group considered among others, the significance of the lease term as compared with the estimated useful life of the related asset. The Group accordingly accounted for the lease agreement as operating lease.

Group as lessor

The Group has entered into property leases on its buildings classified as investment properties. The Group has determined that it retains all significant risks and rewards of ownership of the property as the Group considered, among others, the length of the lease term as compared with the estimated life of the assets. The Group's operating lease contracts are accounted for as non-cancellable operating leases. In determining whether a lease contract is non-cancellable, the Group considers the provisions in the lease contract which among others, the payment of rental corresponding to the unexpired portion of the lease period. The Group accounts the lease of its buildings under operating lease in accordance with the provision of lease contract and terms of the lease.

Distinction between investment properties and interest in joint operation

The Group determines whether a property contributed to joint venture operations will be classified as investment properties or investment in joint venture. In making this judgment, the Group considers whether the property generates cash flows largely independent of the other assets held by the Group or whether it will be retained as part of the Group's asset and treated as the Group's share in the joint venture, based on the provisions governing the joint venture agreement. The Group considers land contributed to the joint venture as its investment. The Group, in the normal course of business does not hold the property to earn rentals or for capital appreciation; accordingly land invested in the joint venture is classified as interest in joint operation (see Note 9).

Realizability of input VAT

The Group reviews and assesses its input VAT for its recoverability. Factors which primarily affect the recoverability include the completeness of the supporting documentation, entitlement to claim VAT paid as input tax credit against output tax liabilities and future taxable revenue. As at December 31, 2018 and 2017, the Group assessed that its input VAT is recoverable in future periods.

The Group's input VAT amounted to ₱2,814,123 and ₱2,426,559 as at December 31, 2018 and 2017, respectively (see Note 6).

Operating segments

The Group is organized and managed separately according to the nature of business. The Group reports its segment information according to its activities. Reportable segment operation pertains to the Group's leasing activity, while the non-reportable segment operation pertains to manufacturing operation, and mining and oil exploration (see Note 19).

Provisions and contingencies

Judgment is exercised by management to distinguish between provisions and contingencies. Policies on recognition and disclosure of provision and disclosure of contingencies are discussed in Note 2.

Significant Accounting Estimates and Assumptions

Determination of ECL on trade and other receivables, and advances to related parties

The measurement of the allowance for ECL on financial assets at amortized cost is an area that requires the use of significant assumptions about the future economic conditions and credit behavior (e.g., likelihood of customers defaulting and the resulting losses). Explanation of the inputs, assumptions and estimation used in measuring ECL is further detailed in Note 24.

The carrying amount of the Group's trade and other receivables amounted to ₱62,063,470 and ₱74,175,429 at December 31, 2018 and 2017, respectively. Allowance for ECL recognized in the statements of financial position amounted to ₱71,729,232 and ₱58,077,198 as at December 31, 2018 and 2017 (see Note 5).

The carrying amount of the Group's advances to related parties amounted to ₱48,379,762 and ₱115,511,766 at December 31, 2018 and 2017, respectively. Allowance for ECL recognized in the statements of financial position amounted to ₱121,182,068 and ₱58,205,806 as at December 31, 2018 and 2017 (see Note 18).

Useful lives of property and equipment, and investment properties

The Group estimates the useful lives of property and equipment and investment properties, except land, are based on the period over which the assets are expected to be available for use. The estimated useful lives are reviewed and updated if expectations differ from previous estimates due to physical wear and tear. The estimation of the useful lives of the property and equipment and investment properties is based on a collective assessment of industry practice and experience with similar assets. It is possible, however, that future results of operations could be materially affected by changes in estimates brought about by changes in factors mentioned above.

The amounts and timing of recorded expenses for any period would be affected by changes in these factors and circumstances. A reduction in the estimated useful lives of the investment property would increase recorded operating expenses and decrease noncurrent assets.

The net carrying values of the Group's investment properties (except land) and property and equipment as at December 31, 2018 and 2017 are as follows:

	2018	2017
Investment properties - note 8	₱ 57,593,002	₱ 60,164,565
Property and equipment - note 10	7,676,990	15,190,779
	₱ 65,269,992	₱ 75,355,344

Impairment of non-financial assets

Non-financial assets are periodically reviewed to determine any indications of impairment. Though management believes that the assumptions used in the estimation of fair values are reasonable and appropriate, significant changes in these assumptions may materially affect the assessment of the recoverable amounts and any resulting impairment loss could have a material adverse effect in the results of operations.

The accumulated impairment losses on investment properties, investment in joint venture, and property and equipment amounted to ₱237,408,239, ₱47,641,000 and ₱80,120,199, respectively, as at December 31, 2018 and 2017 (see Notes 8, 9 and 10).

Retirement benefits obligation

The determination of the Group's obligation and cost of pension benefits is dependent on certain assumptions used by management in calculating such amounts. Any changes in these assumptions will impact the carrying amount of retirement benefit obligation. In estimating the Group's retirement benefit obligation, the Group used the minimum required retirement payment of 22 ½ days for every year of service as mandated by RA 7641. The Group also considers the employees' current salary rate and the employees' number of service years.

Retirement benefits obligation as at December 31, 2018 and 2017, amounted to ₱667,200 and ₱625,500, respectively (see Note 16). The Group believes that the retirement benefits obligation and retirement expense would not materially differ had the Group used projected unit credit method for the computation of retirement benefits because of minimal number of employees.

Deferred tax assets

The Group reviews its deferred tax assets at the end of each reporting period and reduces the carrying amount to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. The recognition of deferred tax assets is based on the assessment that the Group will generate sufficient taxable profit to allow all or part of the deferred tax assets will be utilized.

The Group looks at its projected performance in assessing the sufficiency and timing of future taxable income. Based on management assessment, the Group would not be able to realize the deferred tax assets in the near future. As at December 31, 2018 and 2017, the Group's unrecognized deferred tax assets amounted to ₱181,646,957 and ₱159,706,687, respectively, is disclosed in Note 17.

4. CASH

Cash as at December 31 are as follows:

	2018	2017
Cash on hand	₱ 20,000	₱ 20,000
Cash in banks	12,593,158	2,409,039
	₱ 12,613,158	₱ 2,429,039

Cash in banks earns interest at the respective bank deposit rates ranging from 0.16% to 0.24% per annum in 2018 and 2017. Interest income earned from deposit amounted to ₱5,071, ₱6,071 and ₱10,854 in 2018, 2017 and 2016, respectively (see Note 15).

There is no restriction on the Group's cash in banks as at December 31, 2018 and 2017.

5. TRADE AND OTHER RECEIVABLES

Trade and other receivables as at December 31 are as follows:

	2018	2017
Trade receivable – note 18	₱ 11,215,841	₱ 11,215,841
Advances to third parties	118,011,681	117,681,835
Rental receivable – note 20	3,963,978	3,056,377
Utilities receivable	515,325	277,465
Others	85,877	21,109
	133,792,702	132,252,627
Allowance for ECL	(71,729,232)	(58,077,198)
	₱62,063,470	₱ 74,175,429

The Group's trade and other receivables have been reviewed for indicators of impairment. Certain trade receivables were found to be impaired using the provisional matrix as determined by the management, hence, adequate amounts of allowance for impairment have been recognized (see Note 24).

The movement in the allowance for ECL is as follows:

	2018	2017
Balance at beginning of year, as previously reported	₱ 58,077,198	₱58,077,198
Effect on adoption of PFRS 9	4,041,436	–
Balance at beginning of year, as restated	62,118,634	₱58,077,198
Provisions for ECL – note 15	9,610,598	–
At end of year	₱71,729,232	₱58,077,198

Advances to third parties represent receivable from previously disposed subsidiaries.

Other receivables include advances to employees and reimbursable expenses from PCIC subsidiaries' tenants.

The Group's trade and other receivables as at December 31, 2018 and 2017 are not held as collateral for its liabilities and are free from any encumbrances.

6. PREPAYMENTS AND OTHER CURRENT ASSETS

Prepayments and other current assets as at December 31 are as follows:

	2018	2017
Creditable withholding tax	₱ 10,430,228	₱ 9,460,992
Input VAT	2,814,123	2,426,559
Prepaid expense	160,046	—
	₱ 13,404,397	₱11,887,551

As at December 31, 2018 and 2017, respectively, no provision for impairment has been recorded since management believes that the accounts are fully realizable.

7. FINANCIAL ASSET AT FVOCI

In 2018, the Group changed the classification and measurement of the financial asset amounting to ₱12,500,000 to financial asset at FVOCI.

In 2017, the Group acquired an investment in unquoted shares of stock in Bulacan Harbour Dev't. Corp. amounting to ₱12,500,000. The investment is classified AFS financial asset as the equity investment is not held for trading. The fair values of financial asset at FVOCI approximate their carrying amounts as at reporting dates.

AFS financial assets are non-derivative financial assets that are designated in this category or are not classified in any of the three other categories. The Group designates financial instruments as AFS if they are purchased and held indefinitely and may be sold in response to liquidity requirements or changes in market conditions. After initial recognition, AFS financial assets are measured at fair value with unrealized gain or loss being recognized in other comprehensive income as 'Unrealized fair value gain (loss) on AFS financial asset', net of deferred income tax effect. When fair value cannot be reliably measured, AFS financial assets are measured at cost less any impairment in value.

The Group's financial assets at FVOCI as at December 31, 2018 and 2017 are not held as collateral for its financial liabilities.

8. INVESTMENT PROPERTIES (net)

Details of investment properties as at December 31 are as follows:

December 31, 2018	Land	Land improvements	Buildings and improvements	Total
Cost				
At beginning and year	₱980,176,630	₱ 3,290,824	₱ 312,179,250	₱1,295,646,704
Additions	22,552,679	—	—	22,552,679
Transfer from interest in joint operation – note 9	19,656,742	—	—	19,656,742
Disposals	(42,209,421)	—	—	(42,209,421)
At end of year	₱980,176,630	₱ 3,290,824	₱ 312,179,250	₱1,295,646,704
Accumulated depreciation				
At beginning of year	—	3,290,824	75,417,096	78,707,920
Depreciation – note 13	—	—	2,571,563	2,571,563
At end of year	—	3,290,824	77,988,659	81,279,483
Accumulated impairment loss				
At beginning and end of year	60,810,650	—	176,597,589	237,408,239
Net carrying amounts, December 31, 2018	₱919,365,980	₱ —	₱ 57,593,002	₱ 976,958,982
December 31, 2017	Land	Land improvements	Buildings and improvements	Total
Cost				
At beginning and end of year	₱980,176,630	₱ 3,290,824	₱ 312,179,250	₱1,295,646,704
Accumulated depreciation				
At beginning of year	—	3,290,824	73,839,122	77,129,946
Depreciation – note 13	—	—	1,577,974	1,577,974
At end of year	—	3,290,824	75,417,096	78,707,920
Accumulated impairment loss				
At beginning and end of year	60,810,650	—	176,597,589	237,408,239
Net carrying amounts, December 31, 2017	₱919,365,980	₱ —	₱ 60,164,565	₱ 979,530,545

In 2018, the Group sold parcels of land with total carrying amount of ₱42,209,421 for a total consideration of ₱46,800,000 which resulted to a total gain of ₱4,590,579 (see Note 15).

Rental income earned on the above investment properties amounted to ₱22.86 million, ₱17.49 million and ₱14.96 million for the years ended December 31, 2018, 2017 and 2016, respectively (see Note 20). While direct costs and expenses incurred on the buildings amounted to ₱13.27 million, ₱11.80 million and ₱9.46 million in 2018, 2017 and 2016 respectively, shown under “Direct costs and expenses” in the statements of comprehensive income (see Note 13).

The carrying amount of the buildings being leased out is ₱25,029,039 and ₱26,354,423 as at December 31, 2018 and 2017, respectively (see Note 20).

The latest appraisal on the Group’s land, and building and improvements was on December 9, 2015 by independent appraisers. The fair value is determined using the combination of income capitalization approach, cost approach and market approach.

The Group's land with aggregate carrying amount of ₱651,901,500 as at December 31, 2018 and 2017 are subject properties under the MOA with ALC as disclosed in Note 21. Under the terms of the MOA, the Group shall transfer to ALC full vacant physical possession, free and clear of informal settlers, occupants and encumbrances. Pursuant to these terms, the Group has contracted a third party for the demolition of certain buildings located in the subject properties. As at December 31, 2018, properties covered by the MOA has not been transferred to ALC.

Land with an aggregate carrying amount of ₱381,136,506 as at December 31, 2018 and 2017, are mortgaged with PNB to secure the loans obtained by related parties which were already settled during the year (see Notes 1 and 18).

On April 2016, the Group sold its land with carrying amount of ₱20,077,210 for a total consideration of ₱33,071,462 which resulted to a gain of ₱12,994,252 (see Note 15).

Except from restrictions in relation to PNB loans and MOA with ALC, there are no other restrictions on the realizability of its investment properties and no other contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

Fully depreciated investment properties still in use as at December 31, 2018 and 2017 amounted to ₱3,290,824.

The fair value information of investment property is disclosed in Note 26.

9. INTEREST IN JOINT OPERATION (net)

The Group's interest in joint operation represents land contributed to the Joint Operation.

In July 1997, the Group, together with International Polymer Corp. (IPC), Pacific Rehouse Corp. (PRC) and Ropeman International Corp. (RIC), entered into a Joint Venture Agreement (the "Agreement") as Owners with Philippine Estates Corporation (PHES), as Developer. Under the Agreement, the owners contributed land with an approximate area of 29.5629 hectares located in Canumay, Valenzuela City, whereby PHES will develop into industrial estate in accordance with the plans mutually agreed by venturers.

The developer is entitled to forty percent (40%) of the net proceeds after deducting all relevant taxes, marketing and administrative expenses, and the remaining sixty percent (60%) of shall constitute the owners share, divided proportionately to the areas of property contributed.

The carrying amount of land held for joint operation is as follows:

	2018	2017
Cost		
Balance at beginning of year	₱590,214,111	₱590,214,111
Transfer to investment property – note 8	(19,656,742)	–
	₱570,557,369	₱590,214,111
Accumulated impairment loss		
At beginning and end of year	47,641,000	47,641,000
Net carrying amounts, December 31	₱522,916,369	₱542,573,111

The Group's land is carried at cost, less accumulated impairment loss. The fair value of land is determined using the combination of income capitalization approach, cost approach and market approach.

As at December 31, 2018 and 2017, outstanding receivable from PHES amounted to ₱10,897,335 which pertain to the Group's share in the sale of lot net of expenses (see Note 18).

No liabilities, revenue and expenses recognized in relation to the joint venture in 2018 and 2017.

10. PROPERTY AND EQUIPMENT (net)

The reconciliation of property and equipment (net) as at December 31 as follows:

	Building and improvements	Machinery and equipment	Transportation equipment and tools	Furniture and fixtures	Total
Cost					
At beginning and end of year	₱ 800,000	₱547,522,657	₱8,203,282	₱8,828,122	₱565,354,061
Accumulated depreciation					
At beginning of year	₱ 800,000	₱452,216,759	₱8,203,282	₱8,823,042	₱470,043,083
Depreciation – note 14		7,508,709	–	5,080	7,513,789
Balance at end of year	800,000	₱459,725,468	8,203,282	8,828,122	477,556,872
Impairment loss					
At beginning and end of year	₱ –	₱ 80,120,199	₱ –	₱ –	₱ 80,120,199
Net carrying amounts, December 31, 2018	₱ –	₱ 7,676,990	₱ –	₱ –	₱ 7,676,990

	Building and improvements	Machinery and equipment	Transportation equipment and tools	Furniture and fixtures	Total
Cost					
At beginning and end of year	₱ 800,000	₱547,522,657	₱8,203,282	₱8,828,122	₱565,354,061
Accumulated depreciation					
At beginning of year	₱ 800,000	₱439,228,176	₱8,017,766	₱8,815,423	₱456,861,365
Depreciation – note 14		12,988,583	185,516	7,619	13,181,718
Balance at end of year	800,000	452,216,759	8,203,282	8,823,042	470,043,083
Impairment loss					
At beginning and end of year	₱ –	₱ 80,120,199	₱ –	₱ –	₱ 80,120,199
Net carrying amounts, December 31, 2017	₱ –	₱ 15,185,699	₱ –	₱ 5,080	₱ 15,190,779

Total depreciation charged to operation amounted to ₱7,513,789, ₱13,181,718 and ₱13,258,879 in 2018, 2017 and 2016, respectively (see Note 14).

The Group entered into a chattel mortgage agreement with local bank for the purchase of transportation equipment payable in three (3) years until 2017. Transportation equipment was used as collateral to secure payment of borrowings. The loan was fully paid in 2017. Finance cost paid for the years ended December 31, 2018, 2017 and 2016 amounted to Nil, ₱7,505 and ₱22,869, respectively.

Fully depreciated property and equipment still in use as at December 31, 2018 and 2017 amounted to ₱17,831,404 and ₱17,826,324, respectively.

The Group has no other contractual commitment to acquire property and equipment as at December 31, 2018 and 2017.

11. ACCOUNTS PAYABLE AND OTHER LIABILITIES

Accounts payable and other liabilities as at December 31 are as follows:

	2018	2017
Accounts payable	₱ 2,414,330	₱ 2,389,490
Government liabilities	9,448,380	6,750,788
Deferred rental – note 20	1,917,984	1,819,955
	₱ 13,780,694	₱10,960,233

Government liabilities pertain to VAT payable and tax withheld from payment to suppliers, employee's compensation, and statutory contributions to SSS, PHIC and HDMF.

Accounts payable pertains to the amount due to suppliers payable from thirty (30) to ninety (90) days from the date of sale and do not bear any interest.

Deferred rental represents advance rental paid by the lessees.

There were no assets of the Group that were collateralized for the above accounts payable and other liabilities as at December 31, 2018 and 2017.

12. CAPITAL STOCK

Details of the Parent Company's capital stock as at December 31 are as follows:

	2018	2017	2016
Authorized – 3,500,000,000 shares at ₱1 par value per share	₱ 3,500,000,000	₱ 3,500,000,000	₱ 3,500,000,000
Issued and fully paid – 3,276,045,637 shares at ₱1 par value per share	₱ 3,276,045,637	₱ 3,276,045,637	₱ 3,276,045,637
Treasury stock – 10,000 shares	(10,000)	(10,000)	(10,000)
	₱ 3,276,035,637	₱ 3,276,035,637	₱ 3,276,035,637

Track record of registration of securities

The Parent Company was originally registered as REDECO with the SEC on October 19, 1956. The Parent Company was listed with the PSE on January 9, 1958 with an initial registered 200,000,000 shares.

On May 25, 1995, the BOD and stockholders approved a reverse stock split and a subsequent increase in the authorized capital stock in line with its recapitalization program. Accordingly, on November 15, 1995, the Parent Company filed with the SEC a motion to effect a 1-for-5 reverse stock split which decreased its authorized capital from ₱75 million divided into 75 million shares to ₱15 million divided into 15 million shares, both with a par value of P1 per share. It was approved by the SEC on January 15, 1996. This was also done in order to recall all outstanding stock certificates and be able to account for the over-issuance of shares which management has decided to be absorbed by the Parent Company.

On January 8, 1996, the Parent Company filed with the SEC a motion to increase its authorized capital stock from ₱15 million divided into 15 million shares to ₱1 billion divided into 1 billion shares with a par value of P1. The increase was approved by the SEC on May 16, 1996. Subscriptions to the increase in authorized capital stock were made through stocks-for-assets swap.

On September 2, 1996, the BOD and the stockholders approved a resolution to amend the Parent Company's Articles of Incorporation changing the par value per share of its capital stock from ₱0.01 to ₱1.00, removing the pre-emptive rights of shareholders and increasing the authorized capital stock from ₱500 million divided by 50 billion shares with a par value of ₱0.01 per share to ₱2.0 billion divided into 2.0 billion shares with a par value of ₱1.00 per share. The proposed amendments were approved by the SEC on September 27, 1996.

Relative to the approval of the proposed amendment, any part of such stock or other securities may, at any time, be issued, optioned for sale and sold or disposed of by the Parent Company pursuant to resolution of the BOD, to such persons and upon such terms as the BOD may deem proper, without first offering such stock or securities or any part thereof to existing stockholders.

On August 22, 1997, the BOD and the stockholders approved a further increase in the Parent Company's authorized capital stock from ₱2.0 billion to ₱3.5 billion divided into 3.5 billion shares with a par value of ₱1.00 per share. On March 11, 1998, the SEC approved the increase in the Parent Company's authorized capital stock.

As at December 31, 2018, 2017 and 2016, the Parent Company has outstanding 3,271,938,180, shares under its name. Remaining unconverted shares under REDECO as at December 31, 2018, 2017 and 2016, is 4,107,457. Outstanding shares owned by the public are 1,413,467,270 in 2018 and, 1,413,523,748 in 2017 and 2016.

The historical market values of the Group's shares as published in the PSE are as follows:

	Market value per share
December 31, 2018	₱ 0.25
December 31, 2017	0.19
December 31, 2016	0.19

Treasury shares

Treasury shares represent 29,486,633 Parent Company's shares of stock acquired by RIC, a wholly owned subsidiary of PCIC, in prior years. In 2007 and 2009, RIC sold 13,000,000 and 16,476,633 shares of the Parent Company to a third party.

13. DIRECT COSTS AND EXPENSES

Direct costs and expenses for the years ended December 31 are as follows:

	2018	2017	2016
Property taxes	₱ 4,279,006	₱ 5,293,030	₱2,400,930
Security services	3,660,347	3,660,347	3,660,347
Depreciation - note 8	2,571,563	1,577,974	3,065,589
Repairs and maintenance	2,535,268	458,450	321,429
Insurance	224,064	11,778	12,899
	₱ 13,270,248	₱11,001,579	₱9,461,194

14. OPERATING EXPENSES

Operating expenses for the years ended December 31 are as follows:

	2018	2017	2016
Depreciation - note 10	₱ 7,513,789	₱13,181,718	₱13,258,879
Professional fees	2,427,000	2,341,000	2,914,405
Salaries and wages	2,285,107	2,081,347	2,339,542
Taxes and licenses	1,327,069	1,724,078	1,724,966
Communication, light and power	1,102,245	899,943	1,185,891
Commission	829,551	515,625	541,674
Security service	488,046	488,385	488,046
Listing and maintenance fee	338,461	666,335	327,362
Rent – note 18	150,000	150,000	150,000
SSS, Medicare and EC contributions	147,497	116,048	115,718
Transportation and travel	58,012	60,153	68,380
Office supplies and stationaries	5,911	13,647	24,430
Miscellaneous	642,393	770,038	1,561,715
	₱ 17,315,081	₱23,008,317	₱24,701,008

15. OTHER INCOME (LOSS) - net

Other income (loss) for the years ended December 31 is as follows:

	2018	2017	2016
Gain on sale of:			
Investment properties – note 8	₱ 4,590,579	₱ –	₱ 12,994,252
Investments in subsidiaries	–	–	122,584,899
Interest income – note 4	5,071	6,071	10,854
Miscellaneous income	321,429	321,429	321,429
Provision for ECL:	–	–	–
Trade and other receivables – note 5	(9,610,598)	–	–
Advances to related parties – note 18	(7,563,687)	–	(5,650,320)
Other charges	(150)	(145)	(109,074)
	(₱12,257,356)	₱ 327,355	₱130,152,040

16. RETIREMENT BENEFITS OBLIGATION

The Group adopted RA No. 7641 as its arrangement to provide retirement benefits to all its regular employees. In case of retirement, employees shall be entitled to receive such retirement benefits as may have been earned under the existing laws.

The movements in the defined benefit obligation recognized and presented as accrued retirement benefit obligation in the consolidated statements of financial position are as follows:

	2018	2017	2016
Balance at beginning of year	₱ 625,500	₱ 583,800	₱ 542,100
Provision for retirement	41,700	41,700	41,700
Balance at end of year	₱ 667,200	₱ 625,500	₱ 583,800

The provision for retirement benefits in 2018, 2017 and 2016 were included under salaries, wages and employees benefit in the consolidated statements of comprehensive income. Management believes that the defined benefit obligation computed using the provisions of R.A. 7641 is not materially different with the amount computed using the projected unit credit method as required under PAS 19, Employee Benefits.

17. INCOME TAX

Reconciliation of tax expense

The reconciliation of tax on income (loss) before tax based on the applicable statutory rates recognized as income tax expense as shown in the consolidated statements of comprehensive income is as follows:

	2018	2017	2016
Income (loss) before tax	(P20,536,506)	(P 17,306,085)	P110,370,692
Tax expense (benefit) at 30%	(P 6,160,952)	(P 5,191,825)	P33,111,208
Tax effect on:			
Non-deductible expenses	118,458	169,510	6,407,107
Non-deductible portion of interest expense	126	339	778
Interest income	(1,521)	(1,820)	(3,093)
NOLCO	3,652,988	3,188,494	6,120,018
Expired MCIT	105,005	515,910	24,676
Non-deductible depreciation on appraisal increase	—	—	1,040,473
Gain on sale of investment in subsidiaries	—	—	(36,775,470)
Changes in unrecognized deferred tax assets	4,104,066	2,082,579	(7,337,464)
	P 1,818,170	P 763,187	P2,588,233

The component of the Group's deferred tax assets as at December 31 are as follows:

	2018	2017
NOLCO	P 13,845,889	P 14,871,997
Allowance for:		
ECL	57,873,390	34,884,901
Impairment loss on properties	109,550,831	109,550,831
Accrued retirement benefits	200,160	187,650
MCIT	176,687	211,308
Total	P181,646,957	P159,706,687
Unrecognized deferred tax assets	(181,646,957)	(159,706,687)
	P —	P —

As at December 31, 2018, the Group's NOLCO that can be claimed as deduction from future taxable income as follows:

Year Incurred	Expiration Date	Beginning balance	Additions	Expired	Claimed	Ending balance
2018	2021	₱ —	₱11,045,641	₱ —	₱ —	₱11,045,641
2017	2020	19,017,250	—	—	(2,289,375)	16,727,875
2016	2019	18,379,447	—	—	—	18,379,447
2015	2018	12,176,626	—	(12,176,626)	—	—
		₱49,573,323	₱11,045,641	(₱12,176,626)	(₱2,289,375)	₱46,152,963

As at December 31, 2018, the Group's MCIT that can be claimed as deduction from future income tax payable as follows:

Year Incurred	Expiration Date	Beginning balance	Additions	Expired	Claimed	Ending balance
2018	2021	₱ —	₱ 70,384	₱ —	₱ —	₱ 70,384
2017	2020	69,299	—	—	—	69,299
2016	2019	37,004	—	—	—	37,004
2015	2018	105,005	—	(105,005)	—	—
		₱ 211,308	₱ 70,384	(₱105,005)	₱ —	₱ 176,687

18. RELATED PARTY TRANSACTIONS

The Group, in the normal course of business, has transactions with related parties. The specific relationships, amount of transaction, account balances, the terms and conditions and the nature of the consideration to be provided in settlement are shown below.

Category	Amount/Volume		Trade Receivables (Note 5)		Terms and condition
	2018	2017	2018	2017	
Receivable from related parties with common key management					
PHES	₱ —	₱ —	₱ 10,897,335	₱ 10,897,335	(a)
Genwire Manufacturing Corp. (GMC)	—	—	318,506	318,506	(b)
	₱ —	₱ —	₱ 11,215,841	₱ 11,215,841	

Category	Amount/Volume		Advances to related parties		Terms and condition
	2018	2017	2018	2017	
Advances to related parties with common key management					
Polymax Worldwide Limited (PWL)	₱ —	₱ —	₱105,060,000	₱105,060,000	(c)
TWGI					
Cash advances	(3,385,893)	(14,955,789)	60,868,866	64,254,759	(c)
Consultancy fee	(480,000)	(480,000)	—	—	(c)
Rental and utilities	(247,815)	(247,815)	—	—	(c)
Concept Moulding Corp. (CMC)	(769,849)	(594,167)	3,632,964	4,402,813	(c)
	(4,883,557)	(16,277,771)	169,561,830	173,717,572	
Allowance for ECL	—	—	(121,182,068)	(58,205,806)	
	(₱4,883,557)	(₱16,277,771)	₱48,379,762	₱115,511,766	

Category	Amount/Volume		Advances from related parties		Terms and conditions
	2018	2017	2018	2017	
Advances from related parties with common key management					
Diamond Stainless Corp. (DSC)	(P13,988,213)	P –	P 118,858,010	P132,846,223	(d)
PCC	(1,568,518)	–	85,347,586	87,301,675	(d)
IPC	(498,387)	–	24,156,913	28,827,898	(d)
PHES	542,130	1,107,831	30,465,391	29,923,261	(e)
KIC	–	–	23,539,858	23,539,858	(d)
Rexlon Realty Corp. (RRC)	–	–	23,187,370	23,187,370	(d)
PRC	–	–	15,540,753	15,540,753	(d)
Ropeman Int'l Corp.	–	–	3,202,528	3,202,528	(d)
Philianson Land Corporation	718,211	–	718,211	–	(d)
Polymaster Industrial Corporation	196,042	–	196,042	–	(d)
	(14,598,735)	1,107,831	325,212,662	344,369,566	
Advances from stockholders/key management					
Key management and officers	–	–	158,118,794	158,118,794	(f)
	(P14,598,735)	P1,107,831	P483,331,456	P502,488,360	

(a) Receivable from venturer

The Group has outstanding receivable from PHES pertaining to the Group's share in the proceeds of the lot sold in 2015 held as interest in joint venture (see Note 9). This receivable is unsecured, unguaranteed and to be settled in cash.

(b) Receivable from related parties with common key management

The Group pays operating expenses on behalf of GMC. These receivables are normally collected the following year, unsecured, non-interest bearing and with no guarantee and to be settled in cash. The Group has also made offsetting arrangements to settle intercompany receivables and payables.

(c) Advances to related parties with common key management

PWL

On November 24, 2009, Philippine Veterans Bank foreclosed land to secure payment of loan of an affiliate amounting to P88.8 million by virtue of the real estate mortgage, executed by the Group. The property was sold at an auction to the highest bidder Philippine Veterans Bank which tendered an amount of P71.326 million.

The Group recognized advances to PWL of P105.06 million for the value of the land foreclosed to settle the affiliate loan with the bank.

The advances are unsecured, with no definite terms of repayment and with no guarantee and to be settled in cash.

TWGI

The Group provided non-interest bearing, unsecured and unguaranteed advances to TWGI. To settle the outstanding advances, the Group entered into the following contracts with TWGI, which in return, amounts incurred will be applied to the outstanding advances:

- The Group entered into a Consultancy Agreement with TWGI. The agreement was renewed for another two (2) years starting May 1, 2018 to April 30, 2020. Total consultancy fees incurred for the years ended December 31, 2018, 2017 and 2016, amounted to ₱480,000, shown under 'Professional fees' account in the consolidated statements of comprehensive income.
- Lease Agreement for the Group's office space for a monthly rental of ₱20,000, utilities of ₱5,000, and storage fee of ₱1,000 from May 1, 2016 to April 30, 2018. The Agreement was renewed for another two (2) years starting May 1, 2018 to April 30, 2020. Total rent expense and utilities amounted to ₱247,815 for the years ended December 31, 2018, 2017 and 2016.

CMC

The Group provided non-interest bearing and unguaranteed advances to CMC for working capital requirements. The advances are unsecured, with no definite terms of repayment and with no guarantee.

The movement in the allowance for ECL is as follows:

	2018	2017
Balance at beginning of year, as previously reported	₱ 58,205,806	₱58,205,806
Effect on adoption of PFRS 9	55,412,575	—
Balance at beginning of year, as restated	₱113,618,381	₱58,205,806
Provisions for ECL – note 15	7,563,687	—
At end of year	₱121,182,068	₱58,205,806

(d) Advances from related parties

In prior years, the Group obtained unguaranteed and non-interest bearing cash advances from related parties intended to finance its operating expenses, capital expenditures and payment of outstanding obligations. The Group has not made any arrangement for the terms, security and guarantee on the advances as the subsidiaries has ceased its manufacturing operations. The advances are payable in cash upon settlement depending on the availability of funds. The Group, however, looks into the possibility of offsetting arrangements to settlement the obligation.

(e) PHES

In 2009, the Group and PHES executed unsecured promissory note (PN) for the advances from PHES with a term of five (5) years, and bear interest of three percent (3%) per annum, renewable upon agreement of the parties. This PN was renewed in 2014 with a three-year term which matured during the year with an interest of two percent (2%) per annum. This cash advance is to be settled through cash payments. On December 21, 2018, the PN was renewed for another three (3) years and will mature on 2021. Finance costs charged for the years ended December 31, 2018, 2017 and 2016 amounted to ₱553,916, ₱1,107,831 and ₱553,916, respectively.

(f) Advances from key management

The Group obtains non-interest bearing and unsecured advances from stockholders and key officers for working capital purposes. The advances have no guarantee and definite terms of repayment. Payment will depend on the availability of funds. These amounts are payable in cash upon settlement.

(g) Collateral properties held by related parties

The Group's investment properties with a carrying amount of ₱381.14 million as at December 31, 2018 and 2017, were used as collateral to secure loans obtained by related parties which were already settled during the year (see Note 8).

(h) Remuneration of key management personnel.

Directors' fees paid for the years ended December 31, 2018, 2017 and 2016 amounted to ₱20,000, ₱10,000 and ₱33,333, respectively.

With the cessation of the subsidiaries commercial operations in prior years and the Group is in tight cash position, management decided to suspend any form of compensation to key management and officers effective in 2004.

19. BUSINESS SEGMENT INFORMATION

a) Segment information

The Group's operating business segment are organized and managed separately according to business activities. The Group's management monitors the operating result of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured consistently with operating profit or loss in the consolidated financial statements. However, Group's financing which includes finance cost, impairment of assets and income taxes are managed on a group basis and are not allocated to operating segments.

The Group has no geographical segment for segment reporting format as the Group's risks and rates of return are in the same economic and political environment, with the Group is incorporated and operating in the Philippines.

The Group has only one (1) operating segment representing the Group's leasing activity on its idle properties as warehouses to third parties. Non-reportable segments represent the Parent Company's discontinued operations of the manufacturing operation and mining and oil exploration which is under development. The Parent Company does not earn revenue or may earn revenue that is only incidental to activities such as interest income.

The segment information on reportable segment is as follows:

	2018	2017	2016
Revenue of reportable segment	₱ 22,860,095	₱ 17,491,792	₱ 14,957,638
Other income	3,762	4,446	8,603
Depreciation	(2,571,563)	(1,577,973)	(3,065,589)
Direct costs and expenses	(10,224,150)	(8,954,541)	(6,395,605)
Operating expenses	(11,770,321)	(15,848,591)	(17,586,096)
Finance cost	(553,916)	(1,115,336)	(576,785)
Income tax	(1,719,930)	(756,758)	(233,240)
Segment net loss	(₱ 3,976,023)	(₱ 10,756,961)	(₱ 12,891,074)
Total segment assets	₱ 1,407,650,775	₱ 1,414,639,645	₱ 1,465,652,534
Expenditure for non-current assets	₱ —	₱ —	₱ —
Total segment liabilities	₱ 576,771,855	₱ 575,379,377	₱ 577,302,530

As at December 31, 2018, 2017 and 2016, the Group has no intersegment revenue to be reported.

The following reconciliations were provided for additional segment information:

Net income (loss)

	2018	2017	2016
Net income (loss) of reportable segment	₱ 3,863,184	(₱ 11,226,064)	(₱ 12,891,074)
Net income (loss) of non-reportable segment	(26,217,860)	(6,843,208)	120,673,533
Net income (loss) reported in the consolidated statements of comprehensive income	(₱ 22,354,676)	(₱ 18,069,272)	₱ 107,782,459

Assets

	2018	2017
Assets of reportable segment	₱ 1,369,439,511	₱ 1,414,639,645
Assets of non-reportable segment	433,309,477	493,622,972
Intercompany receivables eliminated in the consolidation	(88,738,120)	(96,966,657)
Assets reported in the consolidated statements of financial position	₱ 1,714,010,868	₱ 1,811,295,960

Liabilities

	2018	2017
Liabilities of reportable segment	₱ 576,771,855	₱ 575,379,377
Liabilities of non-reportable segment	205,179,375	217,807,741
Intercompany liabilities eliminated in the Consolidation	(280,456,529)	(276,216,012)
Liabilities reported in the consolidated statements of financial position	₱ 501,494,701	₱ 516,971,106

b) Entity-wide information

The Group is domiciled in the Philippines. All revenues generated are from the Philippines. The revenue shown above represents the total Group's revenue from lease of real properties.

20. LEASES

The Group entered into lease contracts with various tenants for the rental of the Group's warehouse and building facilities. The lease term ranges from three (3) months to one (1) year and is renewable under such terms and conditions as the parties may agree, provided that at least ninety (90) days prior to the expiration of the lease period, the lessee shall inform the lessor in writing of his desire to renew the lease.

Lease contracts include payment of advance rental by the lessee which shall be refunded without interest on the expiration of the lease or pre-termination of the lease period, less any corresponding obligation and damages. Outstanding advances from lessees amounted to ₱3,715,351 and ₱2,897,013 as at December 31, 2018 and 2017, respectively as show in the consolidated statements financial position. Deferred rental income relative to the lease amounted to ₱1,917,984 and ₱1,819,955 as at December 31, 2018 and 2017, respectively as shown under 'Accounts payable and other liabilities' account (see Note 11).

The future minimum lease receivables are as follows:

	2018	2017	2016
Due within 1 year	₱ 1,917,984	₱1,819,955	₱2,146,371
Due beyond 1 year but not more than 5 years	—	—	—
	₱ 1,917,984	₱1,819,955	₱2,146,371

The carrying amount of the buildings being leased out is ₱25,029,039 and ₱26,354,423 as at December 31, 2018 and 2017, respectively (see Note 8).

Outstanding balance of receivable from tenants as at December 31, 2018 and 2017 amounted to ₱3,963,978 and ₱3,056,377, respectively (see Note 5). Total rental income is ₱22,860,095, ₱17,491,792 and ₱14,957,639 in 2018, 2017 and 2016, respectively (see Note 8).

21. MOA WITH ALC

On December 17, 2012, PCIC subsidiaries, PPC, ICC, KCC, MPC and related parties, PCC, Westland Pacific Properties Corp. (WPPC), IPC and PHES ('the Landowners'), entered into a MOA with ALC for the development of 167,959 sq. meters of land located in T. Santiago St., Canumay, Valenzuela City, into residential projects based on a Master Plan determined by ALC.

Under the MOA, the Landowners shall cede, transfer and convey the property including all its rights and interest on the property. The Landowner shall execute the Deed of Conveyance for the entire or certain portions of property and transfer to ALC full vacant physical possession, free and clear of informal settlers, occupants and encumbrances as may be required in accordance with the development schedule of ALC.

In consideration for the conveyance by the Landowners of the property, the parties shall mutually agree on the value for each portion of the property.

On the same date, PPC entered into a Contract to Sell (CTS) with ALC, for the sale of 25,203 sq. meters of land located in Valenzuela City. The land was sold for a total purchase price of ₱63,685,440 (inclusive of VAT) with 10% down payment, which was received during the year, and with the balance payable in three (3) equal installments from 2013 to 2015.

As at December 31, 2018 and 2017, respectively, the outstanding balance of installment contract receivable amounted to ₱57,316,896, representing unpaid portion of the total contract price.

The CTS is covered by covenants, which among others, include the following:

- Prior to the payment of the balance of the purchase price, PPC shall not enter into any agreement to sell, dispose, convey, encumber or, in any manner, transfer or assign, whether by security or otherwise, PPC's right, title and interest in, and to the property, and whether such transfer shall be made with or without consideration.
- PPC shall not undertake any acts which may cause delay to the completion of the transaction or render ALC's title or claim to the property nugatory.

Upon receipt by PPC of the full payment of the purchase and provided that ALC is not in violation of the terms of the CTS or upon the request of the ALC, the parties shall execute the corresponding Deed of Absolute Sale covering the Property substantially in accordance with the form Deed of Absolute Sale.

As at December 31, 2018, properties covered by the MOA has not been transferred to ALC (see Note 1).

The outstanding balance of installment contract receivable amounted to ₱57,316,896 as at December 31, 2018 and 2017, representing unpaid portion of the total contract price as shown in the consolidated statements of financial position.

Based on management assessment, the Group's installment contract receivable are fully collectible since the corporate rehabilitation was already resolved during the year (Note 1).

22. EARNINGS (LOSS) PER SHARE

The following table presents information necessary to calculate the loss per share:

	2018	2017	2016
Consolidated net income (loss) for the year	(₱22,354,676)	(₱18,069,272)	₱107,782,459
Weighted average number of common shares outstanding during the year	3,276,035,637	3,276,035,637	3,276,035,637
Earnings (loss) per share	(₱ 0.0068)	(₱ 0.0055)	₱ 0.0329

23. CONTINGENCIES

On September 7, 1999, the BOD approved the execution of a third-party real estate mortgage on the Parent Company's properties located in Quezon City with an actual area of 6,678 square meters to secure the loan of Waterfront Philippines, Incorporated, an affiliate, with the Social Security System (SSS) amounting to ₱375 million. In 2003, SSS foreclosed the asset mortgaged in the amount of ₱198,639,000.

The Parent Company filed a civil case against SSS on the foreclosed property claiming for sum of money and damages in the amount of ₱500 million. A decision was issued on January 12, 2015 where the contract of loan and real estate mortgage were declared null and void. Thus, WPI was directed to return the amount of ₱375 million to SSS and for SSS to return the properties and shares used as collateral. SSS filed an appeal to the CA. The case is currently pending before the CA.

The Group's filed several collection cases with third parties for the claims of certain amounts. Decisions were already reached by the court for collection of the sum of ₱1,476,534, however, execution was pending as at December 31, 2018 and 2017.

24. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group is exposed to a variety of financial risks which results from both its operating and financing activities. The Group's risk management is coordinated with the Group, in close cooperation with the BOD, and focuses on actively securing the short-term cash flows by minimizing the exposure to financial markets.

The Group does not actively engage in the trading of financial assets for speculative purposes nor does it write options.

The most significant financial risks to which the Parent Company is exposed to are described below.

Credit risk

Credit risk refers to the risk that counterparty will default its contractual obligation resulting in financial loss to the Group. The Group's credit risk is primarily attributable to its financial assets which composed of cash, trade and other receivables, instalment contract receivables and advances to related parties.

The Group's exposure to credit risk arises from default of the counterparty with a maximum exposure equal to the carrying amount of these instruments, as summarized below:

Credit risk exposure

The Group's maximum exposure to credit risk without taking into account any collateral held or other credit enhancements arises from the carrying amount financial assets recognized in the consolidated statements of financial position.

In order to minimize credit risk, the Group has developed and maintained internal credit risk gradings to categorize exposures according to their degree of risk of default. The Group uses its own trading records to rate its major customers and other debtors.

The Group's current credit risk grading framework is as follows:

Category	Description	Basis for recognizing ECLs	Base	Minimum allowance for credit losses	Stage
Performing	The counterparty has a low risk of default and does not have any past due amounts	12-month ECL	0%	0%	1
Doubtful	Amount is 1-30 days past due or there has been a significant increase in credit risk since initial recognition	Lifetime ECL – not credit-impaired	25%	1%	2
	Amount is 31-90 days past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL – not credit-impaired	25%	5%	2
	Amount is 91-180 days past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL – not credit-impaired	25%	10%	2
	Amount is 181-360 days past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL – not credit-impaired	25%	25%	2
In default	Amount is over 1 year to 2 years past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL – credit-impaired	50%	25%	3
	Amount is over 2 year to 3 years past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL – credit-impaired	100%	25%	3
	Amount is over 3 year to 5 years past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL – credit-impaired	100%	50%	3
Write off	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery	Amount is written off	100%	100%	3

The maximum credit risk exposure of the financial assets is the carrying amount of the financial assets shown on the face of statement of financial position, as summarized below:

		December 31, 2018		
		Basis of recognizing ECL	Gross carrying amount	Net carrying amount
Cash in banks – note 4	(a)		₱ 12,613,158	₱ 12,613,158
Trade and other receivables – note 5	(b)	Lifetime ECL	133,792,702	(71,729,232)
Installment contract receivable – note 21	(c)	Lifetime ECL	57,316,896	–
Advances to related parties – note 18	(b)	Lifetime ECL	169,561,830	(121,182,068)
Total			₱373,284,586	(₱192,911,300)
				₱180,373,286

January 1, 2018 (upon adoption of PFRS 9)					
		Basis of recognizing ECL	Gross carrying amount	Loss allowance	Net carrying amount
Cash in banks – note 4	(a)		₱ 2,429,039	₱ –	₱ 2,429,039
Trade and other receivables – note 5	(b)	Lifetime ECL	132,252,627	(62,118,634)	70,133,993
Installment contract receivable – note 21	(c)	Lifetime ECL	57,316,896	–	57,316,896
Advances to related parties – note 18	(b)	Lifetime ECL	173,717,572	(113,618,381)	60,099,191
Total			₱365,716,134	(₱175,737,015)	₱189,979,119

None of the Group's financial assets are secured by collateral or other credit enhancements, except for cash as described below.

(a) Cash

The credit risk for cash in banks is considered negligible, since the counterparties are reputable banks with high quality external credit ratings. Cash in banks are insured by the Philippine Deposit Insurance Corporation up to a maximum coverage of ₱500,000 for every depositor per banking institution.

(b) Trade and other receivables and advances to related parties

Trade and other receivables

Credit risk arising from rental income from leasing of buildings is primarily managed through a tenant selection process. Prospective tenants are evaluated on the basis of payment track record and other credit information. In accordance with the provisions of the lease contracts, the lessees are required to deposit with the Group security deposits and advance rentals which helps reduce the Group's credit risk exposure in case of defaults by the tenants.

For existing tenants, the Group has put in place a monitoring and follow-up system. Receivables are aged and analyzed on a continuous basis to minimize credit risk associated with these receivables.

The Group has applied simplified approach to measure the loss allowance at lifetime ECL on trade and other receivables.

Advances to related parties

For advances to related parties, the Group has applied the general approach to measure the loss allowance at lifetime ECL. The Group determines the ECL on these items by using a provision matrix, estimated based on historical credit loss experience based on the past due status of the debtors, adjusted as appropriate to reflect current conditions and estimates of future economic conditions.

To measure the ECL, trade and other receivables, and advances to related parties have been grouped based on shared credit risk characteristics and the days past due. The Group has therefore concluded that the expected loss rates for trade and other receivables, and advances to related parties are a reasonable approximation of the loss rates for the financial assets.

The expected loss rates are based on the payment profiles of trade and other receivables, and advances to related parties over a period of sixty (60) months before December 31, 2018 and January 1, 2018 and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the third parties and related parties to settle the receivables.

Trade and other receivables, and advances to related parties are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the Group and if past due for more than five (5) years.

(c) Installment contract receivable

The Group reviews compliance by the debtor to agreement and takes into consideration the financial position of the debtor. The Group continuously assesses the compliance of both parties to the covenants attached to the Contract to Sell. The identified impairment loss on installment contract receivable is immaterial, hence no ECL is recognized.

On that basis, the loss allowance as at December 31, 2018 and January 1, 2018 (upon adoption of PFRS 9) was determined based on months past due, as follows for trade and other receivables, and advances to related parties:

December 31, 2018	ECL rate	Gross Amount			Lifetime ECL
		Trade and other receivables	Advances to related parties	Total	
Neither past due nor impaired	0%	₱ 1,967,728	₱ —	₱ 1,967,728	₱ —
Past due but not impaired					
1-30 days	0.25%	883,352	—	883,352	2,208
31-90 days	1.25%	728,627	—	728,627	9,108
91-180 days	2.50%	127,520	—	127,520	3,188
181-360 days	6.25%	1,045,953	500	1,046,453	65,403
1-2 years	12.50%	893,627	26,360	919,987	114,998
2-3 years	25.00%	75,477,657	64,474,970	139,952,627	34,988,157
3-5 years	50.00%	—	—	—	—
Past due and impaired	100%	52,668,238	105,060,000	157,728,238	157,728,238
		₱133,792,702	₱169,561,830	₱303,354,532	₱192,911,300

Gross Amount					
January 1, 2018	ECL rate	Trade and other receivables	Advances to related parties	Total	Lifetime ECL
Neither past due nor impaired	0%	₱ 1,263,448	₱ –	₱61,009,380	₱ –
Past due but not impaired					
1-30 days	0.25%	1,137,149	–	1,137,149	2,843
31-90 days	1.25%	1,700,611	–	1,700,611	21,257
91-180 days	2.50%	86,707	–	86,707	2,168
181-360 days	6.25%	6,901	381,036	387,937	24,246
1-2 years	12.50%	75,389,573	68,276,536	143,666,109	17,958,263
2-3 years	25.00%	–	–	–	–
3-5 years	50.00%	–	–	–	–
Past due and impaired	100%	52,668,238	105,060,000	157,728,238	157,728,238
		₱ 132,252,627	₱ 173,717,572	₱64,043,723	₱ 175,737,015

The management continues to review trade and other receivables and advances to related parties for any legally enforceable right to offset with liabilities with the expressed intention of the borrower to settle on a net basis.

Impaired accounts represent account of third parties and related parties that have not paid for a long time and for which the Group believes that a portion of the receivables may not be collected. The allowance is estimated based on the Group's estimate for accounts which it believes may no longer be collected.

A reconciliation of the closing loss allowance for trade and other receivables and advances to related parties as at December 31, 2018 to the opening loss allowance is presented below:

December 31, 2018

Balance at beginning of the year	₱ 175,737,095
Additional lifetime ECL	17,174,285
Balance at the end of the year	₱ 192,911,380

January 1, 2018

Balance under PAS 39	₱ 116,283,004
Effect on adoption of PFRS 9	59,454,011
Balance under PFRS 9	₱ 175,737,015

Price risk

The Group is exposed to price risk on the fluctuation on the price or fair value of financial assets at FVOCI. It manages its risk arising from changes in market price by monitoring the changes in the market price of the investments. The Group's financial asset at FVOCI has no significant price risk since it has no quoted price in an active market.

If the price of the financial assets at FVOCI had been 10% higher/lower the other comprehensive income (loss) for the years ended December 31, 2018 and 2017 would decrease/increase by ₱1,250,000.

Liquidity risk

The Group's policy is to maintain a balance between continuity of funding through cash advances from related parties.

The following table details the Group's remaining contractual maturity for its financial liabilities. The table below has been drawn up based on undiscounted cash flows of financial liabilities based on earliest date on which the Group can be required to pay

December 31, 2018	With indefinite term of maturity	With definite term of maturity		Total
		Due within one year	More than one year	
Accounts payable and other liabilities*	₱ —	₱4,332,314	₱ —	₱ 4,332,314
Advances from related parties	483,331,456	—	—	483,331,456
Advances from lessees	—	3,715,351	—	3,715,351
	₱ 483,331,456	₱8,047,665	₱ —	₱491,379,121

*excluding government liabilities

December 31, 2017	With indefinite term of maturity	With definite term of maturity		Total
		Due within one year	More than one year	
Accounts payable and other liabilities*	₱ —	₱4,209,445	₱ —	₱ 4,209,445
Advances from related parties	502,488,360	—	—	502,488,360
Advances from lessees	—	2,897,013	—	2,897,013
	₱ 502,488,360	₱7,106,458	₱ —	₱509,594,818

*excluding government liabilities

Substantial portion of the Group's financial liabilities consist of advances from related parties. There is no specific terms of advances agreed with the related parties. The Group does not expect to pay its liabilities with related parties nor expect related parties to collect within twelve (12) months after the reporting date. Furthermore, advances from affiliates and stockholders were settled through assignment and offsetting among the Group.

25. CAPITAL RISK MANAGEMENT

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern, so that it can continue to provide returns for stockholders and to maintain an optimal capital structure to reduce the cost of capital.

The Group defines capital as share capital and deficit for the purpose of capital management.

Consistently with others in the industry, the Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings (including accounts payables and other liabilities, advances from related parties as shown in the consolidated statements of financial position) less cash. Total capital is calculated as Equity as shown in the consolidated statement of financial position plus Net debt.

Gearing ratio compares some form of owner's equity to borrowed funds. It is a measure of financial leverage demonstrating the degree to which the Group's activities are funded by owner's funds versus creditors' funds.

During 2018, the Group's strategy, which was unchanged from 2017, was to keep the gearing ratio below 50% as proportion to net debt to capital. The gearing ratios as at December 31 were as follows:

	2018	2017
Accounts payable and other liabilities	₱ 13,780,694	₱ 10,960,233
Advances from lessees	3,715,351	2,897,013
Advances from related parties	483,331,456	502,488,360
Retirement benefits obligation	667,200	625,500
Gross debt	501,494,701	516,971,106
Cash	(12,613,158)	(2,429,039)
Net debt	488,881,543	514,542,067
Total equity	1,212,516,167	1,294,324,854
Total capital	₱1,701,397,710	₱1,808,866,921
Gearing ratio	28.73%	28.45%

The status of the Group's operation and management plan is fully disclosed in Note 1.

The Parent Company is subject to externally imposed capital requirement amounting to ₱6,250,000 which is the minimum paid-up capital requirement of SEC for mining companies. As at December 31, 2018 and 2017, the Parent Company is in compliance with this externally imposed capital requirement.

On the other hand, the Parent Company's subsidiaries are not subject to any externally imposed capital requirements.

26. FINANCIAL INFORMATION

Assets and liabilities not measured at fair value

The following table gives information about how the fair values of the Group's assets and liabilities, which are not measured at fair value but the fair values are disclosed at the end of each reporting period, are determined.

	2018		Fair value	Valuation
	Carrying Value	Fair Value	hierarchy	techniques
Financial Assets				
Advances to related parties	₱ 48,379,762	₱ 45,307,887	Level 2	(a)
Non-Financial Assets				
Investment properties	976,958,982	1,433,021,485	Level 2	(b)
Interest in joint operation	522,916,369	522,916,369	Level 2	(b)
	₱1,548,255,113	₱2,001,245,741		

	2018		Fair value hierarchy	Valuation techniques
	Carrying Value	Fair Value		
Financial Liabilities				
Advances from related parties	₱ 483,331,456	₱ 452,642,308	Level 2	(a)
	2017		Fair value hierarchy	Valuation techniques
	Carrying Value	Fair Value		
Financial Assets				
Advances to related parties	₱ 115,511,766	₱ 112,099,023	Level 2	(a)
Non-Financial Assets				
Investment properties	979,530,545	981,108,519	Level 2	(b)
Interest in joint operation	542,573,111	542,573,111	Level 2	(b)
	₱1,637,615,422	₱1,635,780,653		
	2017		Fair value hierarchy	Valuation techniques
	Carrying Value	Fair Value		
Financial Liabilities				
Advances from related parties	₱ 502,488,360	₱ 487,642,569	Level 2	(a)

The methods and assumptions used by the Group in estimating the fair value of the financial instruments are as follows:

- The fair value advances to related parties and advances from related parties is determined based on the discounted value of future cash flows using the prevailing credit adjusted PDEx rates in 2017 and PH BVAL for 2018 that are specific to the tenor of the instruments' cash flow as at reporting date. Discount rates used is 6.78% in 2018 and 3.868% in 2017.
- The fair value was determined by reference to market transactions on arm's length terms using the cost and market data or direct sales comparison approach at the time of appraisal.

The fair value of cash, trade and other receivables, installment contract receivable, accounts payable and other liabilities, and advances from lessees approximate carrying value due to relatively short-term maturities.

27. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The reconciliation about the changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes for the years ended December 31 are as follows:

	Balance as at January 1, 2018	Changes from financing cash flows	Balance as at December 31, 2018
Advances from related parties	₱ 502,488,360	(₱ 19,156,904)	₱ 483,331,456

	Balance as at January 1, 2017	Changes from financing cash flows	Balance as at December 31, 2017
Borrowings	₱ 159,619	(₱ 159,619)	₱ —
Advances from related parties	496,822,360	5,666,000	502,488,360
Total liabilities from financing activities	₱ 496,981,979	₱ 948,212	₱ 502,488,360

* * *

**Diaz Murillo Dalupan
and Company**
Certified Public Accountants

**Statement Required by Rule 68, Part I, Section 4,
Securities Regulation Code (SRC), As Amended on October 20, 2011**

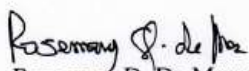
To the Board of Directors and Stockholders of
WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
35th Floor, One Corporate Center
Doña Julia Vargas Ave., cor Meralco Avenue
Ortigas Center, Pasig City, Philippines

We have audited the accompanying consolidated financial statements of **Wellex Industries Incorporated and Subsidiaries** as at and for the year ended December 31, 2018, on which we have rendered the attached report dated April 11, 2019. The supplementary information shown in the Appendices A – C and Schedules A - H, as additional components required by Rule 68, Part I, Section 4 of the Securities Regulation Code, are presented for purpose of filing with the Securities and Exchange Commission and are not required part of the basic financial statements. Such information is the responsibility of management and has been subjected to auditing procedures applied in the audit of basic financial statements. In our opinion, the information has been prepared in accordance with Rule 68 of the Securities Regulation Code.

DIAZ MURILLO DALUPAN AND COMPANY

Tax Identification No. 003-294-822
BOA/PRC No. 0234, effective until August 11, 2020
SEC Accreditation No. 0192-FR-3, Group A, effective until April 2, 2022
BIR Accreditation No. 08-001911-000-2019, effective until March 27, 2022

By:



Rosemary D. De Mesa

Partner

CPA Certificate No. 29084

SEC Accreditation No. 1089-AR-2, Group A, effective until May 10, 2020

Tax Identification No. 104-576-953

PTR No. 7344256, January 8, 2019, Makati City

BIR Accreditation No. 08-001911-007-2019, effective until March 27, 2022

April 11, 2019

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
INDEX TO CONSOLIDATED FINANCIAL STATEMENTS, APPENDICES AND
SUPPLEMENTARY SCHEDULES

FORM 17-A, ITEM 7

Consolidated Financial Statements

Statement of Management's Responsibility for Consolidated Financial Statements
Report of Independent Public Accountants
Consolidated Statements of Financial Position as at December 31, 2018 and 2017
Consolidated Statements of Comprehensive Income for each of the three years
ended December 31, 2018, 2017 and 2016
Consolidated Statements of Changes in Equity for each of the three years ended
December 31, 2018, 2017 and 2016
Consolidated Statements of Cash Flows for each of the three years ended
December 31, 2018, 2017 and 2016
Notes to Consolidated Financial Statements

Appendices

Appendix A. Financial soundness
Appendix B. Map of conglomerate or group of companies within which the Company belongs
Appendix C. Standards and interpretations effective as at December 31, 2018

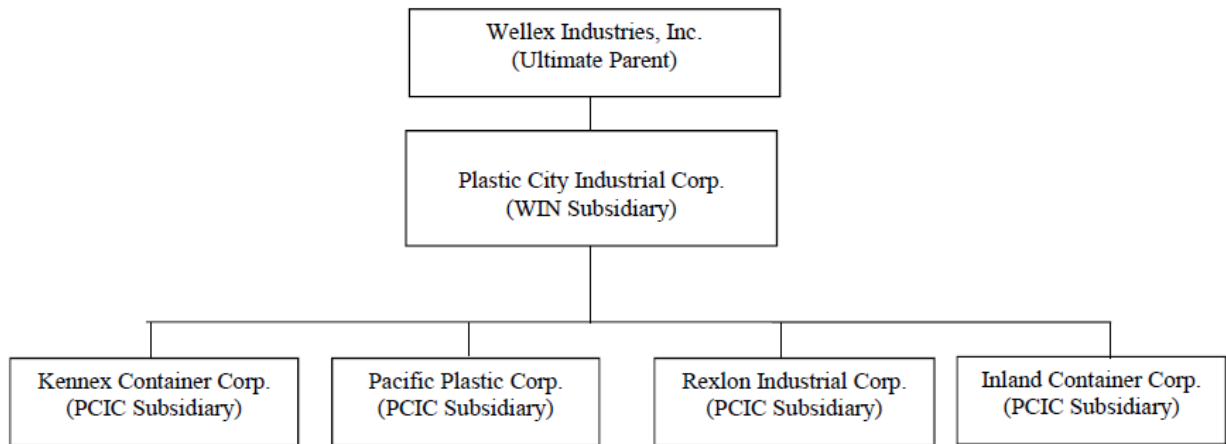
Supplementary Schedules

- A. Financial Assets
- B. Amounts Receivables from Directors, Officers, Employees,
Related Parties and Principal Stockholders (Other than Affiliates)
- C. Amounts Receivable from Related Parties which are Eliminated during the Consolidation of
Financial Statements
- D. Intangible Assets – Other Assets
- E. Long – Term Debt
- F. Indebtedness to Related Parties (Long Term Loans from Related Parties)
- G. Guarantees of Securities of Other Issuers
- H. Capital Stock
- I. Reconciliation of Retained Earnings Available for Dividend Declaration for the Year Ended December
31, 2018

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
APPENDIX A – FINANCIAL SOUNDNESS
DECEMBER 31, 2018 and 2017

	2018	2017
Profitability ratios:		
Return on assets	Nil	Nil
Return on equity	Nil	Nil
Net profit margin	Nil	Nil
Gross profit margin	41.95%	37.10%
Solvency and liquidity ratios:		
Current ratio	8.31:1	10.52:1
Quick ratio	7.54:1	9.66:1
Debt to equity ratio	0.41:1	0.40:1
Cash flow liquidity ratio	5.36:1	Nil
Financial leverage ratio:		
Asset to equity ratio	1.41:1	1.40:1
Debt to asset ratio	0.29:1	0.29:1
Interest rate coverage ratio	Nil	Nil

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
APPENDIX B – MAP OF CONGLOMERATE OR GROUP
OF COMPANIES WITHIN WHICH THE COMPANY BELONGS
DECEMBER 31, 2018 and 2017



WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
APPENDIX C – STANDARDS AND INTERPRETATIONS EFFECTIVE
AS AT DECEMBER 31, 2018

PHILIPPINE FINANCIAL REPORTING STANDARDS AND INTERPRETATIONS Effective as at December 31, 2018		Adopted	Not Adopted	Not Applicable
Framework for the Preparation and Presentation of Financial Statements Conceptual Framework Phase A: Objectives and qualitative characteristics		✓		
PFRSs Practice Statement Management Commentary				✓
Philippine Financial Reporting Standards				
PFRS 1 (Revised)	First-time Adoption of Philippine Financial Reporting Standards			✓
	Amendments to PFRS 1: Additional Exemptions for First-time Adopters			✓
	Amendment to PFRS 1: Limited Exemption from Comparative PFRS 7 Disclosures for First-time Adopters			✓
	Amendments to PFRS 1: Severe Hyperinflation and Removal of Fixed Date for First-time Adopters			✓
	Amendments to PFRS 1: Government Loans			✓
PFRS 2	Share-based Payment			✓
	Amendments to PFRS 2: Vesting Conditions and Cancellations			✓
	Amendments to PFRS 2: Group Cash-settled Share-based Payment Transactions			✓
	Amendments to PFRS 2: Classification and Measurement of Share-based Payment Transactions			
PFRS 3 (Revised)	Business Combinations			✓
PFRS 4	Insurance Contracts			✓
	Amendments to PAS 39 and PFRS 4: Applying PFRS 9, Financial Instruments with PFRS 4, Insurance Contracts			✓
PFRS 5	Non-current Assets Held for Sale and Discontinued Operations			✓
PFRS 6	Exploration for and Evaluation of Mineral Resources			✓
PFRS 7	Financial Instruments: Disclosures	✓		
	Amendments to PFRS 7: Improving Disclosures about	✓		

PHILIPPINE FINANCIAL REPORTING STANDARDS AND INTERPRETATIONS Effective as at December 31, 2018		Adopted	Not Adopted	Not Applicable
	Financial Instruments			
	Amendments to PFRS 7: Disclosures - Transfers of Financial Assets	✓		
	Amendments to PFRS 7: Disclosures - Offsetting Financial Assets and Financial Liabilities	✓		
	Amendments to PFRS 7: Mandatory Effective Date of PFRS 9 and Transition Disclosures			✓
PFRS 8	Operating Segments			✓
PFRS 9 (2014)	Financial Instruments	✓		
PFRS 10	Consolidated Financial Statements	✓		
	Amendments to PFRS 10, PFRS 11 and PFRS 12: Transition Guidance			✓
	Amendments to PFRS 10, PFRS 12 and PAS 27: Investment Entities			✓
	Amendments to PFRS 10, PFRS 12 and PAS 28: Investment Entities: Applying the Consolidation Exception	✓		
PFRS 11	Joint Arrangements			✓
	Amendments to PFRS 10, PFRS 11 and PFRS 12: Transition Guidance			✓
	Amendments to PFRS 11: Accounting for Acquisitions of Interests in Joint Operations	✓		
PFRS 12	Disclosure of Interests in Other Entities	✓		
	Amendments to PFRS 10, PFRS 11 and PFRS 12: Transition Guidance	✓		
	Amendments to PFRS 10, PFRS 12 and PAS 27: Investment Entities	✓		
	Amendments to PFRS 10, PFRS 12 and PAS 28: Investment Entities: Applying the Consolidation Exception	✓		
PFRS 13	Fair Value Measurement	✓		
PFRS 14	Regulatory Deferral Accounts			✓
PFRS 15	Revenue from Contracts with Customers			✓
	Amendments to PFRS 15: Clarification to PFRS 15			✓
Philippine Accounting Standards				

PHILIPPINE FINANCIAL REPORTING STANDARDS AND INTERPRETATIONS Effective as at December 31, 2018		Adopted	Not Adopted	Not Applicable
PAS 1 (Revised)	Presentation of Financial Statements	✓		
	Amendments to PAS 32 and PAS 1: Puttable Financial Instruments and Obligations Arising on Liquidation			✓
	Amendments to PAS 1: Presentation of Items of Other Comprehensive Income	✓		
	Amendments to PAS 1: Disclosure Initiative	✓		
PAS 2	Inventories			✓
PAS 7	Statement of Cash Flows	✓		
	Amendments to PAS 7: Disclosure Initiative	✓		
PAS 8	Accounting Policies, Changes in Accounting Estimates and Errors	✓		
PAS 10	Events after the Reporting Period	✓		
PAS 12	Income Taxes	✓		
	Amendments to PAS 12: Deferred Tax: Recovery of Underlying Assets	✓		
	Amendments to PAS 12: Recognition of Deferred Tax Assets for Unrealized Losses	✓		
PAS 16	Property, Plant and Equipment	✓		
	Amendments to PAS 16 and PAS 38: Clarification of Acceptable Methods of Depreciation and Amortization	✓		
	Amendments to PAS 16 and PAS 41: Agriculture: Bearer Plants			✓
PAS 17	Leases	✓		
PAS 19 (Revised)	Employee Benefits			✓
	Amendments to PAS 19: Defined Benefit Plans: Employee Contributions			✓
PAS 20	Accounting for Government Grants and Disclosure of Government Assistance			✓
PAS 21	The Effects of Changes in Foreign Exchange Rates			✓
	Amendment: Net Investment in a Foreign Operation			✓
PAS 23 (Revised)	Borrowing Costs			✓
PAS 24 (Revised)	Related Party Disclosures	✓		
PAS 26	Accounting and Reporting by Retirement Benefit Plans			✓

PHILIPPINE FINANCIAL REPORTING STANDARDS AND INTERPRETATIONS Effective as at December 31, 2018		Adopted	Not Adopted	Not Applicable
PAS 27 (Amended)	Separate Financial Statements			✓
	Amendments to PFRS 10, PFRS 12 and PAS 27: Investment Entities			✓
	Amendments to PAS 27: Equity Method in Separate Financial Statements			✓
PAS 28 (Amended)	Investments in Associates and Joint Ventures			✓
	Amendments to PFRS 10, PFRS 12 and PAS 28: Investment Entities: Applying the Consolidation Exception			✓
PAS 29	Financial Reporting in Hyperinflationary Economies			✓
PAS 32	Financial Instruments: Presentation	✓		
	Amendments to PAS 32 and PAS 1: Puttable Financial Instruments and Obligations Arising on Liquidation			✓
	Amendment to PAS 32: Classification of Rights Issues			✓
	Amendments to PAS 32: Offsetting Financial Assets and Financial Liabilities	✓		
PAS 33	Earnings per Share	✓		
PAS 34	Interim Financial Reporting			✓
PAS 36	Impairment of Assets	✓		
	Amendments to PAS 36: Recoverable Amount Disclosures for Non-Financial Assets	✓		
PAS 37	Provisions, Contingent Liabilities and Contingent Assets	✓		
PAS 38	Intangible Assets			✓
	Amendments to PAS 16 and PAS 38: Clarification of Acceptable Methods of Depreciation and Amortization			✓
PAS 40	Investment Property	✓		
	Amendments to PAS 40: Transfers of Investment Property	✓		
PAS 41	Agriculture			✓
	Amendments to PAS 16 and PAS 41: Agriculture: Bearer Plants			✓
Philippine Interpretations				
IFRIC 1	Changes in Existing Decommissioning, Restoration and Similar Liabilities			✓
IFRIC 2	Members' Share in Co-operative Entities and Similar Instruments			✓

PHILIPPINE FINANCIAL REPORTING STANDARDS AND INTERPRETATIONS Effective as at December 31, 2018		Adopted	Not Adopted	Not Applicable
IFRIC 4	Determining Whether an Arrangement Contains a Lease			✓
IFRIC 5	Rights to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds			✓
IFRIC 6	Liabilities arising from Participating in a Specific Market - Waste Electrical and Electronic Equipment			✓
IFRIC 7	Applying the Restatement Approach under PAS 29 Financial Reporting in Hyperinflationary Economies			✓
IFRIC 10	Interim Financial Reporting and Impairment			✓
IFRIC 12	Service Concession Arrangements			✓
IFRIC 14	The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction			✓
	Amendments to Philippine Interpretations IFRIC- 14, Prepayments of a Minimum Funding Requirement			✓
IFRIC 16	Hedges of a Net Investment in a Foreign Operation			✓
IFRIC 17	Distributions of Non-cash Assets to Owners			✓
IFRIC 19	Extinguishing Financial Liabilities with Equity Instruments			✓
IFRIC 20	Stripping Costs in the Production Phase of a Surface Mine			✓
IFRIC 21	Levies			✓
IFRIC 22	Foreign Currency Transactions and Advance Consideration			✓
SIC-7	Introduction of the Euro			✓
SIC-10	Government Assistance - No Specific Relation to Operating Activities			✓
SIC-15	Operating Leases - Incentives			✓
SIC-25	Income Taxes - Changes in the Tax Status of an Entity or its Shareholders			✓
SIC-27	Evaluating the Substance of Transactions Involving the Legal Form of a Lease			✓
SIC-29	Service Concession Arrangements: Disclosures			✓
SIC-32	Intangible Assets - Web Site Costs			✓

Not Applicable – Standards and interpretations that are effective as at January 1, 2018 but will never be applicable to the Company due to the nature of its operations or not relevant to the Company because there are currently no related transactions.

Not Adopted – Standards and interpretations that are already issued but are not effective for the year ended December 31, 2018 and were not early adopted by the Company.

Please refer to Note 2 to the financial statements for related discussion on the assessed impact on the Company's financial statements on the adoption of new standards and interpretations effective in 2018 including standards effective in 2018 and onwards.

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
SCHEDULE A – FINANCIAL ASSETS
DECEMBER 31, 2018

Name of issuing entity and associate of each issue	Number of shares or principal amount of bonds and notes	Amount shown in the statement of financial position	Valued based on market quotation at end of reporting period	Income received and accrued
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Not Applicable

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
SCHEDULE B – AMOUNTS RECEIVABLE FROM DIRECTORS, OFFICERS, EMPLOYEES, RELATED PARTIES AND PRINCIPAL STOCKHOLDERS (OTHER THAN RELATED PARTIES)
DECEMBER 31, 2018

Name and designation of debtor	Balance at beginning of period	Amounts collected	Amounts written-off	Current	Non-Current	Balance at end of period
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Not Applicable

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
SCHEDULE C – AMOUNTS RECEIVABLE FROM RELATED PARTIES WHICH ARE ELIMINATED DURING THE CONSOLIDATION OF FINANCIAL STATEMENTS
DECEMBER 31, 2018

Name and designation of debtor	Balance at beginning of period	Amounts collected	Amounts written-off	Current	Non-Current	Balance at end of period
Direct Subsidiaries						
Plastic City Industrial Corporation	₱ 34,980,261	₱ –	₱ –	₱ –	₱ 34,980,261	₱ 34,980,261
Indirect Subsidiaries (PCIC Subsidiaries)						
Pacific Plastic Corporation	9,288,210	–	–	–	9,288,210	9,288,210
Kennex Container Corporation	34,558,745	–	–	–	34,558,745	34,558,745
Inland Container Corporation	38,894,446	–	–	–	38,894,446	38,894,446
	₱ 117,721,662	₱ –	₱ –	₱ –	₱ 117,721,662	₱ 117,721,662

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
SCHEDULE D – INTANGIBLE ASSETS - OTHER ASSETS
DECEMBER 31, 2018

Description	Beginning balance	Additions at cost	Charged to cost and expenses	Charged to other accounts	Other charges additions (deductions)	Ending balance
Miscellaneous and refundable deposits	₱ 180,844	₱ –	₱ –	₱ –	₱ –	₱ 180,844

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
SCHEDULE E – LONG TERM DEBT
DECEMBER 31, 2018

Title of issue and type of obligation	Amount authorized by indenture	Amount shown under caption “Current portion of long term debt” in related statement of financial position	Amount shown under caption “Long-term debt” in the related statement of financial position
Borrowings	Not Applicable	<i>Nil</i>	<i>Nil</i>

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
SCHEDULE F – INDEBTEDNESS TO RELATED PARTIES (LONG TERM LOANS FROM RELATED COMPANIES)
DECEMBER 31, 2018

Name of related party	Balance at beginning of period	Balance at end of period
Affiliates		
Diamond Stainless Corporation	₱132,846,223	₱ 118,858,010
Plastic City Corporation	87,301,675	85,347,586
Kenstar Industrial Corporation	23,539,858	23,539,858
Philippine Estates Corporation	29,923,261	30,465,391
Rexlon Realty Corp.	23,187,370	23,187,370
International Polymer Corporation	28,827,898	24,156,913
Ropeman International Corp.	3,202,528	3,202,528
Stockholders		
Pacific Rehouse Corp.	15,540,753	15,540,753
Key officers	158,118,794	158,118,794
	₱502,488,360	₱482,417,203

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
SCHEDULE G – GUARANTEES OF SECURITIES OF OTHER ISSUERS
DECEMBER 31, 2018

Name of issuing entity of securities guaranteed by the Company for which this statement is filed	Title of issue of each class of securities guaranteed	Total amount guaranteed and outstanding	Amount owned by person for which statement is filed	Nature of guarantee
--	---	---	---	---------------------

Not Applicable

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
SCHEDULE H – CAPITAL STOCK
DECEMBER 31, 2018

Title of issue	Number of shares authorized	Number of shares issued and outstanding as shown under related statement of financial position caption	Number of shares reversed for options, warrants, conversion and other rights	Number of shares held by related parties	Directors, officers and employees	Others
Common shares	₱ 3,500,000,000	₱ 3,276,045,637	₱ –	₱ 10,000	₱ 1,858,414,432	₱ 1,417,621,205

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
SCHEDULE I – RECONCILIATION OF RETAINED EARNINGS AVAILABLE FOR DIVIDEND DECLARATION
DECEMBER 31, 2018

Not Applicable

**The Parent Company's Retained Earnings as of December 31, 2018 did not exceed its 100% of paid-in capital stock since it is in deficit position.

Wellex Industries, Inc. and Subsidiaries

**Unaudited Financial Statements
For the Quarter Ended
June 30, 2019 and 2018**



107312019004351

**SECURITIES AND EXCHANGE COMMISSION**

SEC Building, EDSA, Greenhills, Mandaluyong City, Metro Manila, Philippines
Tel: (632) 726-0931 to 39 Fax: (632) 725-5293 Email: mis@sec.gov.ph

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Company Information

SEC Registration No. 0000011790

Company Name WELLEX INDUSTRIES INC.

Industry Classification Miscellaneous Business Activities

Company Type Stock Corporation

Document Information

Document ID 107312019004351

Document Type 17-Q (FORM 11-Q: QUARTERLY REPORT/FS)

Document Code 17-Q

Period Covered June 30, 2019

No. of Days Late 0

Department CFD

Remarks

**SECURITIES AND EXCHANGE COMMISSION
SEC FORM 17-Q**

**QUARTERLY REPORT PURSUANT TO SECTION 11
OF THE SECURITIES REGULATION CODE AND SECTION 141
OF THE CORPORATION CODE OF THE PHILIPPINES**

1. For the Quarterly Period ended **June 30, 2019**
2. SEC Identification Number: **11790**
3. BIR Tax Identification No.: **003-946-426-000**
4. **WELLEX INDUSTRIES, INCORPORATED**
Exact name of registrant as specified in its charter
5. **Metro Manila, Philippines**
(Province, country or other jurisdiction of incorporation or organization)
6. (SEC Use only)
Industry Classification Code
7. **35th Flr. One Corporate Center, Doña Julia Vargas cor. Meralco Aves., Ortigas Center, Pasig**
Address of principal office
8. **Telephone No. (02) 706-7888**
Registrant's telephone number, including area code
9. **Not applicable**
Former name, former address, and former fiscal year, if changed since last report.
10. Securities registered pursuant to Sections 4 and 8 of the RSA :

<u>Title of Each Class</u>	<u>No. of Shares of Common Stock Outstanding: and Amount of Debt Outstanding</u>
Common Shares – ₱1.00 par value	Issued - ₱3,271,938,180

11. Are any or all of these securities listed on the Philippine Stock Exchange?

Yes [☒] No. [☐]

12. Check whether the registrant:

- (a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17 thereunder or Section 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of The Corporation Code of the Philippines during the preceding 12 months (or for such shorter period that the registrant was required to file such reports);

Yes [x]

No []

(b) has been subject to such filing requirements for the past 90 days.

Yes [x]

No []

13. The aggregate market value of the voting stock held by non-affiliates: ₱1,413,467,270

14. Not Applicable

PART I - FINANCIAL INFORMATION

Item 1. Financial Statements

See Annex A.1 to A.4, and the accompanying notes to financial statements

Item 2. Management Discussion and Analysis of Financial Condition and Results of Operations

	Amounts in PhP			
	Apr-Jun, 2019	Apr-Jun, 2018	Jan-Jun, 2019	Jan-Jun, 2018
Income Statement				
Rental Income	₱6,993,052	₱5,683,546	₱14,132,584	₱11,119,917
Direct Costs and Expenses	3,769,775	4,839,975	6,124,976	7,172,749
Gross Profit	3,223,277	843,571	8,007,609	3,947,168
Operating Expenses	7,525,189	4,358,425	12,547,598	8,469,276
Loss from Operations	(4,301,912)	(3,514,854)	(4,539,990)	(4,522,108)
Other Income	82,999	81,347	(285,409)	162,331
Finance Costs	-	-	-	-
Loss before Tax	(4,218,914)	(3,433,507)	(4,825,399)	(4,359,777)
Income Tax Expense	-	-	-	-
Net Loss for the period	(4,218,914)	(3,433,507)	(4,825,399)	(4,359,777)
Loss per share	(₱0.0013)	(₱0.0011)	(₱0.0015)	(₱0.0013)

	June 2019	June 2018	December 2018
Balance Sheet			
Current Assets	₱132,310,293	₱149,627,478	₱145,397,921
Noncurrent Assets	1,561,786,401	1,659,227,925	1,568,612,947
Total Assets	1,694,096,694	1,808,855,403	1,714,010,868
Current Liabilities	18,661,653	16,718,897	17,496,045
Noncurrent Liabilities	467,744,273	502,171,429	483,998,656
Stockholders' Equity	1,207,690,769	1,289,965,077	1,212,516,167
Total Liabilities and Equity	₱1,694,096,694	₱1,808,855,403	₱1,714,010,868

Quarter ended June 30, 2019 as compared with quarter ended June 30, 2018

As of the quarter ending June 30, 2019, the company has ceased commercial operations and is disposed to lease out its warehouse facilities. Total revenue recorded for the second quarter of 2019 amounted to ₱6.99 million as compared to the same quarter of 2018 amounting to 5.68 million or an increase of ₱1.31 million or 23.06%. Number of areas being leased out for the second quarter of 2019 is higher than the same quarter of 2018 and rental rates are adjusted higher to cover fixed and overhead expenses.

Loss per share comparison for the quarter ended June 30, 2019 and 2018 are ₱0.0013 and ₱0.0011, respectively.

As of June 30, 2019, there are twelve (12) companies leasing inside the PCIC compound occupying twenty-three (23) areas. List of companies are as follows:

	Tenants	Area in sqm	Contract Period	Rental Income (in PhP)
1	SMYPC - MANILA GLASS PLANT - bldg 22-A	1,134	04/01/18-09/30/19	258,188
2	SMYPC - MANILA GLASS PLANT - bldg 22-B	1,134	04/01/18-09/30/19	258,188
3	SMYPC - MANILA PLASTIC PLANT - bldg 30	2,200	12/31/17-09/30/19	500,894
4	SMYPC - MANILA PLASTIC PLANT - bldg 32	3,052	06/05/17-09/05/19	694,876
5	SMYPC - MANILA PLASTIC PLANT - bldg 33	2,900	06/14/17-09/14/19	660,269
6	SMYPC - MANILA PLASTIC PLANT - bldg 34 Open	5,000	10/08/17-09/07/19	500,000
7	SMYPC - MANILA GLASS PLANT - bldg 37	2,160	01/01/19-09/30/19	491,786

8	SMYPC - MANILA GLASS PLANT - bldg 42	1,980	01/01/19-09/30/19	450,804
9	TRIPLE SEVEN J.R.T. BUILDERS - B15 (formerly Sta. Rita Builders)	1,100	07/01/18-06/30/19	279,911
10	GRACEFUL LOGISTICS	2,000	05/15/18-05/14/20	280,000
11	OYTANA TRUCKING AND LOGISTICS INC.	1,000	06/01/18-05/31/20	130,000
12	BENSON GUEVARRA-43A	500	02/01/19-09/30/19	113,839
13	BENSON GUEVARRA-43B	909	10/01/18-09/30/19	206,960
14	JCNJ/JAYSON CHUA	795	11/01/18-05/31/19	120,670
15	JESSIE LYN B. TAJALE - BUILDING 43C	375	05/15/19-09/30/19	42,690
16	SAN MIGUEL BREWERY INC.- bldg 23	3,105	04/01/19-04/30/20	693,080
17	SAN MIGUEL BREWERY INC.- SHIPPING YARD	1,430	04/01/19-04/30/20	204,286
18	SAN MIGUEL BREWERY, INC - Bldg 24	1,476	03/01/19-03/31/20	336,054
19	SAN MIGUEL BREWERY, INC - Bldg 25 open yard	1,500	03/01/19-03/31/20	220,982
20	JHSA CORP. (formerly Big Thumb Ent. - bldg 23 open space	35	03/01/19-12/31/19	9,000
21	GOENG MARKETING - Bldg 26	524	01/01/19-12/31/19	119,304
22	FUDSOURCE CORPORATION - bldg 19	1,050	01/15/19-01/15/20	253,125
23	HIGANTIS CONTRACTOR CORP.	698	08/01/18-07/31/19	168,147

Direct cost and operating expenses for the second quarter of 2019 totaled ₱11.29 million as compared to ₱9.20 million for the second quarter of 2018 or a decrease of ₱2.09 million or 22.72%. The amount was recorded and mainly attributable to the following:

1. Direct cost consists of depreciation expense, repairs and maintenance, security services, property taxes and insurance. Total direct cost recorded for the second quarter of 2019 amounted to ₱3.77 million and ₱4.84 million for the second quarter of 2018.
2. Operating expenses increased by ₱3.17 million or 72.66% million resulted by the movements on the following accounts: increase in salaries by ₱0.29 million, light & water by ₱0.15 million, taxes & licenses by ₱0.41 million, depreciation expense by 1.51 million, maintenance expense by ₱0.27 million, commission & rebates by ₱0.11 million, filling fee by ₱0.25 million, and decrease of property tax expense by ₱.72 million.

Performance Indicators

As the Parent Company is still in the process of discussing with potential investors for its oil and mineral exploration, and its subsidiary, PCIC, ceased its manufacturing operation since 2002 due to Asian crises and stiff business competition and had leased out its building facilities, the Group determines their performance on the following five (5) key performance indicators:

1. Revenue Growth – the company gauge its performances by determining Rental Income and the number of tenants for the year. For the 2nd quarter of 2019, the company has an average of ₱304,046 rental income per tenant or an increase of ₱29,703 rental income per tenant or 10.83% as compared to 2nd quarter of 2018. Due to the pending agreement with ALC for the development of Plastic City compound, some of the buildings and warehouses were being leased out again. Some rental rates of other tenants were increased to cover fixed and overhead expenses.
2. Receivables - the company assesses collection of receivables and management of credit by determining the past due ratio done thru the aging of receivables. For the second quarter of 2019, ratio of past due receivables to total outstanding was 40.25%. Since most of the contracts are short term (three to six months), past due ratio of receivables is maintained at least below 10% by the management. The current quarter exceeds the management gauge on past due receivables due to significant number of receivables from third parties which are no longer operating. These third parties are previous subsidiary of the Group.
4. Gross Profit Margin - this is derived by dividing the gross profit over the revenues amount. Second quarter of 2019 has a gross profit margin of 46.09%, higher by 31.25% for the second quarter of 2018. Increase pertains to higher rental income recorded for the current quarter.
5. Working Capital – to meet the obligations of the company, it is measured by determining current assets over current obligations. Working capital ratio for second quarter of 2019 was 709% as compared to 894.96% on the second quarter of 2018. Increase is attributable to decrease in current assets by ₱17.32 million or 11.58% and increase in current liabilities by ₱1.94 million or 11.60%.
5. Advances by the Affiliates - For the second quarter of 2019, the company has total advances from affiliates amounting to ₱473.58 million or a decrease of ₱19.19 million from last year's ₱492.78 million balance.

Further discussion of accounts of which registered an increased or decreased by 10% or more follows:

Cash

The Group's cash increased by ₱3.69 million or 259.86% as of June 2019 due to the following activities: (a) net cash used in operating activities is ₱7.21 million, (b) net cash used in investing activities is ₱1.54 million and (c) net cash used in financing activities (₱16.25) million.

Financial Assets at FVOCI

During the latter part of 2017, the Group acquired an investment in unquoted shares of stock in Bulacan Harbour Development Corporation amounting to ₱12.5 million. The Group does not participate in the financial and operating policy of the investee which manifests control or significant influence.

Property and equipment

This consists mainly of building and improvements, machinery and equipment, transportation equipment and tools and furniture and fixtures of PCIC subsidiaries used for the manufacturing of plastic products.

The Group's machinery and equipment was appraised on December 9, 2015 by independent appraisers. The fair value is determined using the combination of income capitalization approach, cost approach and market approach. Based on the appraisal, the fair value of machinery and equipment amounted to ₱31,376,000. The fair value of machinery and equipment were determined to be lower than its carrying amount. Decline in value of machineries and equipment amounted to ₱17,893,083 was recognized in 2015. The decrease is mainly attributable to the depreciation charged to operations for the period.

Advances to related parties

A decrease of ₱67.7 million or 59.11% was due to the application of PFRS 9 which was implemented last January 1, 2018. This will be briefly discussed in the Interim Consolidated Financial Statements attached on this report. Also, the decrease is due to collections and/or offsetting of related receivables and payables among the Group. The Group, in the normal course of business, has transactions with related parties. Receivables from related parties with common key management are normally collected the following year, unsecured, non-interest bearing and with no guarantee.

Advances from lessees

Amount recorded for the quarters ended June 30, 2019 and 2018 is ₱5.84 million and ₱3.57 million, respectively or an increase of ₱2.27 million or 63.59% due to increase in the Group's average rental income. Some tenants made advance payment for the contract signed to reserve for the opportunity to lease the areas again after their contract expired.

(i) Summary of Material Trends, Events and Uncertainties

Wellex Industries, Inc.

Included in the Group's Investment Properties are four Land of the parent company located at Rodriguez, Rizal amounting to ₱52,335,000 with the following titles and areas:

No.	Land Title	Area (in Sqm.)
1	TCT No. 330602	3,283
2	TCT No. 330603	49,884
3	TCT No. 330604	33,817
4	TCT No. 330605	315,592

On June 24, 2019, the parent company filed a civil case against Macquarie Green Properties, Inc., the Provincial Government of Rizal, the Provincial Treasurer of Rizal and the Register of Deeds for Marikina City for the annulment of public auction sale, reconveyance, cancellation and reinstatement of title and damages related to the property covered by TCT No. 330603 with an area of 49,884 square meters. The said property was sold at a public auction, without the Company's knowledge last April 24, 2012 at a public auction by Provincial Treasurer of Rizal to Macquarie Green Properties, Inc. for only ₱123,605.56 or ₱2.477 per square meter and on May 21, 2013, a Deed of conveyance was issued.

Prior to the sale of the property, the company did not receive any written notice of levy, or any notice of delinquency or any notice of public auction sale involving the said property. Upon verification from the Office of the Provincial Treasurer, no notice of delinquency in relation to the subject property has been posted at the main hall and in a publicly accessible and conspicuous place in each barangay of the

Provincial of Rizal. Likewise, no notice of sale was posted at the main entrance of the provincial building and in a publicly accessible and conspicuous place in the barangay where the property is located.

The Certificate of Sale and Deed of Conveyance do not state compliance with the notices and posting requirements. Further, the public auction sale was made of the entire subject property, and not only of a usable portion thereof as may be necessary to satisfy the claim and cost of sale. Subsequently, on the basis of the sale which did not comply with the notices and posting requirements, Register of Deeds of Marikina City wrongfully cancelled TCT No. 330603 in the name of the company and wrongfully issued TCT No. 009-2015007670 in the name of Macquarie Green Properties, Inc.

As of June 30, 2019, the case is still pending and the Company has not received any order of Execution relative to this case.

Philfoods Asia, Incorporated

Philfoods started commercial operation in 2000 and was suspended in 2002. On March 15, 2016, the Parent Company sold its investment in Philfoods for a total consideration of ₱6,249,975.

Plastic City Industrial Corporation and its Subsidiaries

PCIC and its subsidiaries have ceased operations but have leased out their warehouse facilities. The intention of the Group is to continue its operation by focusing on “injection molding” due to its very encouraging prospect and which has shown to have a high viability rating that will contribute highly towards the Group’s maximum operation and financial position. Management is continuously in search for a reliable joint venture partners who have the means to continue its operations.

On October 28, 2010, PCIC subsidiaries (namely ICC, PPC and KCC) with certain affiliates jointly filed a petition for corporate rehabilitation in order to revive its manufacturing operations. Details of the rehabilitation were fully disclosed in Annex A.5 under Note 1 of the Notes to Consolidated Financial Statements.

On March 15, 2016, PCIC sold its whole interest on Weltex Industrial Corp. to Chesa Holdings, Inc. for a total purchase price of ₱6,249,250. On the same date, PCIC sold also its shares in MPC Plastic Corp. to Chesa Holdings, Inc. for a total purchase price of ₱2,500,000.

Since the company ceased its manufacturing operations due to high production costs and stiff competition, the focus of its operations was shifted to leasing its warehouse facilities. The company has reorganized its operations by leasing out its vacant facilities to interested operators.

The Company is considering re-entry into the real estate market, specifically the development of industrial estates/subdivisions, for which it has already gained sufficient expertise in its operations in Valenzuela City. The Company had been successful in working out a compromise solution with the Philippine National Bank. As such, the rehabilitation cases of our Group have been settled.

Moving forward, the Company will pursue our Agreement with Avida Land Corporation (ALC) for the development of our real estate. The project will be undertaken in a joint venture with Philippine Estate Corporation (PHES), an affiliate, to convert industrial real estate into commercial and residential zones to increase its value.

The Company has put on hold its plans to acquire a mining company with an existing MPSA with the Mines and Geosciences Bureau (MGB). This is due to the stringent requirements that the Department of Environment and Natural Resources (DENR) had placed on several dormant mining companies and the subsequent business slowdown in the industry as a result thereof.

Based on the current operation, the Company’s cash requirements can be generated internally from rental income from the remaining lease contracts of its subsidiaries. However, there should be substantial deviation from the Company’s commercial activities there might be a need to raise funds by way of advances from shareholders or officers and affiliate. The Group has substantial amount of trade receivables and receivables from related parties which are realizable upon demand. The management believes that resources are sufficient for projected plans for the next twelve (12) months.

Furthermore, the group will explore new business opportunities in the development of industrial estates, and to this end, ocular inspections for suitable raw land for development into industrial estates are being

carried out in Cavite, Laguna, Batangas and Bulacan. Discussions have been carried out with local government city planning officials in order to determine which sites are candidates for long-term success, and we are in constant communication with urban planners and construction engineers in order to fully understand the financial feasibility models for the development of these industrial estates.

Manpower will be outsourced when needed and when the operation commence. A capital-infusion and build-up program is also contemplated in order to breathe life into the group's financial standing, the size and timing of which will be directly related to the planned entry into new business endeavors.

In this regard, the Group plans to pursue the development of the properties in Valenzuela City into residential clusters of condominium, townhouses, house and lots. Meanwhile, the Company will explore other business opportunities and assess and review its financial status. A capital infusion and build-up program is also contemplated in order to breathe life into the consolidated statements of financial position. The size and timing thereof will be directly related to the planned entry into both the mining and the real estate (industrial estate) sectors. The eventual outcome of these matters cannot be determined as at reporting date.

Consequently, the consolidated financial statements have been prepared assuming that the Group will continue as a going concern. The consolidated financial statements do not include any adjustments relating to the recoverability and classification of the recorded assets or the recognition and classification of liabilities that might result from the outcome of this uncertainty.

(ii) Events that will Trigger Direct of Contingent Financial Obligation

Since the Plastic City Industrial Corporation ceased in commercial operation there are no events that will trigger direct of contingent financial obligation that is material to Wellex Industries Inc. including any default or acceleration of an obligation.

(iii) Material Off-Balance Sheet Transactions, Arrangements, Obligations

There are no material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of Wellex Industries Inc. with unconsolidated entities or other persons created during the reporting period. The present activity of the company is focused on reorganizing its operations in preparation for its new businesses.

(iv) Commitment for Capital Expenditures

Since the Plastic City Industrial Corporation ceased in commercial operation there are no commitments on major capital expenditures.

(v) Any Known Trends, Events of Uncertainties (Material Impact on Net Sales / Net Income and Liquidity)

Plastic City Industrial Corporation ceased in commercial operation and is disposed to lease out its warehouse facilities.

Rental Income recorded for the second quarter of 2019 compared to 2018 increased by 23.04% due to increase in rental rates to cover fixed expenses for terminated lease contracts. As of June 30, 2019, there are twelve (12) lessees occupying twenty-three (23) areas (warehouses, shipyards, open spaces and extensions) inside the Plastic City premises as compared to eleven (11) lessees occupying twenty (20) areas for 2018. Some rental rates of other tenants were increased to cover fixed and overhead expenses.

Pacific Plastic Corp., a Plastic City Industrial Corp. (PCIC) subsidiary, entered into a Contract to Sell (CTS) with Avida Land Corp. last December 17, 2012, for the sale of its 25,203 sq. meters of land located in PCIC compound. Consequently, rental contracts with tenants/lessees on such areas were pre-terminated/terminated as of December 31, 2012.

Current ratio (current assets over current liabilities) as of the second quarter of 2019 is 709% with recorded current assets of ₱132.31 million over ₱18.66 million current liabilities. The Group's policy to address liquidity risk is to maintain a balance continuity of funding through cash advances from the Parent Company and affiliates. Payment of current liabilities such as government taxes, employees' premium contributions, etc. was funded through these cash advances. The Group does not expect to pay its liabilities to related parties within twelve months after the reporting date. Furthermore, advances from affiliates and stockholders were settled through assignment and offsetting among the Group.

(vi) Significant Element of Income or Loss That Did Not Arise From Continuing Operation

PCIC and subsidiaries ceased manufacturing operations in 2002 and prior years and leased out their warehouse/building facilities. The intention of the Company is to continue its operation by focusing on activities such as “injection molding due to their very encouraging prospects and which have shown to have a high viability rating that will contribute highly towards the Company’s maximum operation and financial position. But the company is now more focus on leasing its warehouses.

(vii) Material Changes on Line Items in Financial Statements

Material changes on line items in financial statements are presented under the “Management’s Discussion and Analysis of Financial Condition and Results of Operations”.

Please refer to the attached Notes to Financial Statements.

(viii) Effect of Seasonal Changes in the Financial Condition or Results of Operations

The financial condition or results of operations is not affected by any seasonal change.

(ix) Financial Risk Disclosure

The Group is exposed to a variety of financial risk which results from both its operating and financing activities. The Group’s risk management is coordinated with the Board of Directors, and focuses on actively securing the short-term cash flows by minimizing the exposure to financial markets. The Group does not actively engage in the trading of financial assets for speculative purposes nor does it write options. Please refer to the attached Interim Financial Statements.

(x) Disclosure under SEC Memorandum Circular No. 3, Series of 2012

PFRS 9, Financial Instruments (2014). PFRS 9, Financial Instruments replaces PAS 39 Financial Instruments – Recognition and Measurement, bringing together all three aspects of the accounting for financial instruments: classification and measurement, impairment, and hedge accounting. The standard requires all recognized financial assets that are within the scope of PAS 39 to be subsequently measured at amortized cost or fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flow that are solely for payments of principal and interest on the outstanding balance are generally measured at amortized cost at the end of subsequent reporting periods. All other debts investments and equity investments are measured at their fair values at the end of subsequent reporting periods. For financial liabilities that are designated as at fair value through profit or loss, the amount of change in the fair value of the financial liability that are attributable to changes in the credit risk of that liability is presented in other comprehensive income would create or increase as accounting mismatch in profit or loss. Changes in fair value attributable to a financial liability’s credit risk are not subsequently reclassified to profit or loss. The Company has adopted the *PFRS 9 Financial Instruments* from January 1, 2018 and resulted in changes in accounting policies and adjusted amounts recognized in the financial statements. The comparative figures have been restated to comply with the transitional provisions in PFRS 9 (See Note 3 of Interim Financial Statements for the full details).

PART II – OTHER INFORMATION

(1) Market Information

The principal market of Wellex Industries Inc. common equity is the Philippine Stock Exchange, Inc. (PSE) where it was listed in 1958. List of the high and low sales price by quarter for the last 3 years are as follows:

		High	Low
2019	First Quarter	0.243	0.240
	Second Quarter	0.235	0.231
2018	First Quarter	0.200	0.191
	Second Quarter	0.250	0.235
	Third Quarter	0.280	0.265
	Fourth Quarter	0.247	0.240
2017	First Quarter	0.193	0.190
	Second Quarter	0.214	0.210
	Third Quarter	0.197	0.194
	Fourth Quarter	0.194	0.182

The price information as of June 30, 2019 was closed at ₱0.232 for Class A, the only security traded by the Company.

(2) Holders

The numbers of shareholders of record as of June 30, 2019 were 1,001. Common shares issued and subscribed as of June 30, 2019 were 3,271,938,180.

List of Top 20 Stockholders As of June 30, 2019

STOCKHOLDER'S NAME	NATIONALITY	SUBSCRIBED	%
PCD NOMINEE CORP.	FILIPINO	903,043,003	27.600
WILLIAM T. GATCHALIAN	FILIPINO	835,000,100	25.520
DEE HUA T. GATCHALIAN	FILIPINO	492,962,532	15.066
SHERWIN T. GATCHALIAN	FILIPINO	317,750,100	9.711
SHINJI KOBAYASHI	FILIPINO	210,650,000	6.438
ELVIRA A. TING	FILIPINO	111,850,000	3.418
KENNETH T. GATCHALIAN	FILIPINO	100,000,100	3.056
THE WELLEX GROUP, INC.	FILIPINO	80,000,000	2.445
RECOVERY DEVELOPMENT CORPORATION	FILIPINO	52,335,090	1.600
PACIFIC REHOUSE CORPORATION	FILIPINO	50,000,000	1.528
PCD NOMINEE CORPORATION (NON-FILIPINO)	OTHERS	41,877,020	1.280
ORIENT PACIFIC CORPORATION	FILIPINO	36,340,000	1.111
LI CHIH-HUI	FILIPINO	23,500,000	0.718
WELLEX GLOBAL EQUITIES, INC.	FILIPINO	4,050,000	0.124
INTERNATIONAL POLYMER CORP.	FILIPINO	2,700,000	0.083
CANDICE CHOA COCUACO	FILIPINO	850,000	0.026
RODOLFO S. ETRELLADO	FILIPINO	750,000	0.023
PROBITY SEC. MGT. CORP.	FILIPINO	463,200	0.014
RICHARD L. RICARDO	FILIPINO	460,000	0.014
REGINA CAPITAL DEVELOPMENT CORPORATION	FILIPINO	300,000	0.009

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
Consolidated Statements of Financial Position

ANNEX A.1

	Unaudited 30-Jun-19	Unaudited 30-Jun-18	Audited 31-Dec-18
ASSETS			
Current Assets			
Cash - note 4	₱5,111,824	₱1,424,613	₱12,613,158
Trade and other receivables (net) - note 5	53,834,433	78,131,519	62,063,470
Installment contract receivable - note 20	57,316,896	57,316,896	57,316,896
Prepayments and other current assets - note 6	16,047,140	12,754,450	13,404,397
	132,310,293	149,627,478	145,397,921
Noncurrent Assets			
Financial Assets at FVOCI - note 7	12,500,000	12,500,000	12,500,000
Advances to related parties (net) - note 18	46,840,365	114,543,604	48,379,762
Investment properties (net) - note 8	975,426,188	977,997,751	976,958,982
Interest in joint operation (net) - note 9	522,916,369	542,573,111	522,916,369
Property and equipment (net) - note 10	3,922,635	11,432,615	7,676,990
Other assets	180,844	180,844	180,844
	1,561,786,401	1,659,227,925	1,568,612,947
TOTAL ASSETS	1,694,096,694	1,808,855,403	1,714,010,868
LIABILITIES AND EQUITY			
Current Liabilities			
Accounts payable and other liabilities - note 11	12,821,288	13,149,546	13,780,694
Advances from lessees - note 19	5,840,364	3,569,351	3,715,351
	18,661,653	16,718,897	17,496,045
Noncurrent Liabilities			
Advances from related parties - note 18	467,077,073	501,545,929	483,331,456
Retirement benefits obligation - note 16	667,200	625,500	667,200
	467,744,273	502,171,429	483,998,656
Equity			
Capital stock - note 12	3,276,045,637	3,276,045,637	3,276,045,637
Additional paid-in capital	24,492,801	24,492,801	24,492,801
Deficit	(2,092,837,669)	(2,010,563,361)	(2,088,012,271)
	1,207,700,769	1,289,975,077	1,212,526,167
Treasury stock - note 12	(10,000)	(10,000)	(10,000)
	1,207,690,769	1,289,965,077	1,212,516,167
TOTAL LIABILITIES AND EQUITY	₱1,694,096,694	₱1,808,855,403	₱1,714,010,868

(The accompanying notes are an integral part of these consolidated financial statements.)

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
Consolidated Statements of Comprehensive Income

ANNEX A.2

	Unaudited Apr-Jun 2019	Unaudited Apr-Jun 2018	Unaudited Jan-Jun 2019	Unaudited Jan-Jun 2018	Audited 31-Dec-18
RENTAL INCOME - note 19	₱6,993,052	₱5,683,546	₱14,132,584	₱11,119,917	₱22,860,095
DIRECT COSTS AND EXPENSES - note 13	3,769,775	4,839,975	6,124,976	7,172,749	13,270,248
GROSS PROFIT	3,223,277	843,571	8,007,609	3,947,168	9,589,847
OPERATING EXPENSES - note 14	7,525,189	4,358,425	12,547,598	8,469,276	17,315,081
LOSS FROM OPERATIONS	(4,301,912)	(3,514,854)	(4,539,990)	(4,522,108)	(7,725,234)
OTHER INCOME/(EXPENSE) (net) - note 15	82,999	81,347	(285,409)	162,331	(12,257,356)
FINANCE COSTS - note 10	-	-	-	-	(553,916)
LOSS BEFORE TAX	(4,218,914)	(3,433,507)	(4,825,399)	(4,359,777)	(20,536,506)
INCOME TAX EXPENSE - note 17	-	-	-	-	(1,818,170)
NET LOSS FOR THE PERIOD	(4,218,914)	(3,433,507)	(4,825,399)	(4,359,777)	(22,354,676)
LOSS PER SHARE - note 21	(₱0.0013)	(₱0.0011)	(₱0.0015)	(₱0.0013)	(₱0.0068)

(The accompanying notes are an integral part of these consolidated financial statements.)

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
Consolidated Statements of Changes in Equity

ANNEX A.3

	Unaudited 30-Jun-19	Unaudited 30-Jun-18	Audited 31-Dec-18
CAPITAL STOCK	₱3,276,045,637	₱3,276,045,637	₱3,276,045,637
ADDITIONAL PAID-IN CAPITAL	24,492,801	24,492,801	24,492,801
DEFICIT			
Balance at beginning of the period	(2,088,012,271)	(2,006,203,583)	(2,006,203,584)
Effect on Adoption of PFRS 9 – note 2	-		(59,454,011)
Net loss for the period	(4,825,399)	(4,359,777)	(22,354,676)
Balance at end of the period	(2,092,837,669)	(2,010,563,360)	(2,088,012,271)
TREASURY STOCK	(10,000)	(10,000)	(10,000)
TOTAL EQUITY	₱1,207,690,769	₱1,289,965,078	₱1,212,516,167

(The accompanying notes are an integral part of these consolidated financial statements.)

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
Consolidated Statements of Cash Flows

ANNEX A.4

	Unaudited June 30, 2019	Unaudited June 30, 2018	Audited December 31, 2018
CASH FLOWS FROM OPERATING ACTIVITIES			
Income/(Loss) before tax	(P4,825,399)	(P4,359,777)	(P20,536,506)
Adjustments for:			
Depreciation - notes 8 and 10	5,287,149	5,290,958	10,085,352
Provision on ECL on:			
Trade and Receivables – note 5	-	-	9,610,598
Advances to related parties – note 18	-	-	7,563,687
Gain/(Loss) on:			
Sale of investment properties – note 8	-	-	(4,590,579)
Sales of investment in subsidiaries – note 15	-	-	-
Provision for retirement benefits - note 16	-	-	41,700
Finance costs - note 10	-	-	-
Interest income - note 4	(4,894)	(1,616)	(5,071)
Operating loss before working capital changes	456,856	929,565	2,169,181
Increase in:			
Trade and other receivables	8,229,038	(7,855,340)	(1,540,075)
Prepayments and other assets	(2,642,743)	(866,898)	(1,516,846)
Increase (decrease) in:			
Accounts payable and other liabilities	(959,406)	2,189,312	2,820,461
Advances from lessees	2,125,013	672,338	818,338
Net cash used in operations	7,208,758	(4,931,023)	2,751,059
Interest received	4,894	1,616	5,071
Income tax paid	-	-	(1,818,170)
Net cash provided by (used in) operating activities	7,213,652	(4,929,407)	937,960
CASH FLOWS FROM INVESTING ACTIVITIES			
Collection (grant) of advances to related parties	1,539,397	309,243	4,155,742
Acquisition of financial assets at FVOCI – note 7	-	-	-
Proceeds from sale of investment properties – note 8	-	-	46,800,000
Additions to investment properties – note 8	-	-	(22,552,679)
Net cash generated (used) in investing activities	1,539,397	309,243	28,403,063
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds of advances from related parties		3,615,738	-
Payments of advances from related parties	(16,254,383)	-	(19,156,904)
Finance cost paid	-	-	-
Net cash provided by (used in) financing activities	(16,254,383)	3,615,738	(19,156,904)
NET INCREASE (DECREASE) IN CASH	(7,501,334)	(1,004,426)	10,184,119
CASH - note 4			
At beginning of year	12,613,158	2,429,039	2,429,039
At end of year	P5,111,824	P1,424,613	P12,613,158

(The accompanying notes are an integral part of these consolidated financial statements.)

1. CORPORATE INFORMATION, STATUS OF OPERATIONS AND MANAGEMENT PLANS

Corporate Information

Wellex Industries Incorporated (the 'Parent Company') was incorporated in the Philippines on October 19, 1956. The Parent Company engaged primarily in the business of mining and oil exploration and was known as Republic Resources and Development Corporation (REDECO). The Parent Company extended its corporate life for another 50 years up to October 19, 2056 and was approved by the Securities and Exchange Commission (SEC) on July 20, 2007.

The Parent Company's shares are listed and traded in the Philippine Stock Exchange (PSE).

The Parent Company wholly owns Plastic City Industrial Corporation (PCIC). PCIC has ceased its commercial operations but PCIC subsidiaries have leased out its warehouse/ building facilities.

The registered office address of the Parent Company is located at 35th Floor, One Corporate Center, Doña Julia Vargas Ave., cor. Meralco Ave., Ortigas Center, Pasig City, Philippines.

Status of Operations and Management Plans

The consolidated financial statements have been prepared assuming that the Group will continue as a going concern. The Group incurred losses in prior years which resulted to a deficit of ₱2,088,012,271, ₱2,006,203,583 and ₱1,988,134,312 as at December 31, 2018, 2017 and 2016, respectively.

In prior years, the Parent Company's business of mining and oil exploration became secondary to real estate and energy development. On January 28, 2008, the BOD approved the amendment of the Parent Company's primary purpose from a holding company to a company engaged in the business of mining and oil exploration.

The purpose of the amendment of the primary purpose was essentially to enable the Parent Company to ride the crest of a resurgent mining industry including oil exploration of the country's offshore oil fields. The Parent Company's strategy is to identify mining properties with proven mineral deposits particularly nickel, chromite, gold and copper covered by Mineral Production Sharing Agreements (MPSAs) and to negotiate for either a buy-out or enter into a viable joint venture arrangement. For its oil and mineral exploration activities, the Parent Company has identified and conducted initial discussions with potential investors.

However, the continuing global financial crises dampened the metal and oil prices that adversely affected the investment environment of mining and oil, and mineral exploration industry of the country. To finance its operating expenses, the Parent Company obtains advances from related parties

The Parent Company has put on hold its plans to acquire a mining company with an existing MPSA with the Mines and Geosciences Bureau (MGB). This is due to the stringent requirements that the Department of Environmental and Natural Resources (DENR) had placed on several dormant mining companies and the subsequent business slowdown in the industry as a result thereof.

Corporate Rehabilitation

The Plastic City Industrial Corporation (PCIC) subsidiaries' investment properties were used as collateral to secure loans obtained by the Group, Kenstar Industrial Corp. (KIC) and Plastic City Corp. (PCC) in prior years. The loan was obtained from Banco de Oro (BDO) and Philippine National Bank (PNB) through a joint Credit Agreement with the related parties. Due to default to settle the outstanding obligations by the Group and its related parties, on October 28, 2010, PCIC subsidiaries, Inland Container Corp. (ICC), Pacific Plastic Corp. (PPC), and Kennex Container Corp. (KCC) (the "Petitioners") filed a petition for corporate rehabilitation (the "Plan") before the Regional Trial Court of Valenzuela (RTC) by authority of Section 1, Rule 4 of Rules and Procedures on Corporate Rehabilitation, in order to revive the Petitioners manufacturing operations and bring them back to profitability for the benefit of the creditors, employees and stockholders.

The Plan should be implemented over a span of five (5) years, with the Group to expect gross income projection of ₱4.214 billion from 2011 to 2015, assuming the Plan was immediately approved. The Plan

entails the following: (a) capital restructuring; (b) debt restructuring; (c) reconditioning of machinery and equipment; (d) implementation of sales plan; and (e) joint venture for the real estate conversion from industrial to commercial and residential.

On December 17, 2012, the Petitioners filed a revised Plan (which supersedes the first Plan) before the Court. Incorporated in the revised Plan is the Memorandum of Agreement (MOA) entered into by the Parent Company and other related parties with Avida Land Corp. (ALC) for the development of 21.3 hectares of land located in Valenzuela City into a residential clusters of condominium, townhouses, house and lots. Out of the total 21.3 hectares, 12.8 hectares (representing 60% of the aggregate area) was owned by the Petitioners, and around 8.47 hectares were mortgaged to PNB to secure the loan with an outstanding balance of ₱4.01 billion which includes interest, litigation expense, penalties, attorney's fee and other charges as at December 31, 2013. The projected future gross cash flows from the implementation of the revised plan amounted to ₱916.4 million over a nineteen (19) year time frame based on agreed sharing scheme.

On January 15, 2014, a conference prior to the resolution of the case was held among the Petitioners, PNB, BDO and the Rehabilitation Receiver. One of the topics covered, among others, was the presentation of Revised Rehabilitation Proposal letter by Novateknika Land Corp. (NLC)(borrower of PNB of which the properties by Petitioners were used to secure the loan of NLC) to PNB dated December 6, 2013.

In a letter dated February 3, 2014 by the Rehabilitation Receiver to the RTC, the Receiver mentioned that efforts were exerted to find a mutually acceptable plan of payment. However, the firm stand of PNB to be paid in full amount of ₱4 billion and liquidate the mortgaged properties served as barriers.

On October 20, 2014, the RTC issued an order which disapproved the enhanced rehabilitation plan of Petitioners and converted the rehabilitation case into liquidation. The RTC also issued an order which declared the Petitioners insolvent, ordered the liquidation of the assets of the Petitioners, and directed the sheriff to immediately take possession and safely keep all real and personal properties until the appointment of liquidator.

In 2014 to 2016, several motions for reconsiderations and petitions for review were filed before Court of Appeals (CA) and Supreme Court (SC).

On November 4, 2016, the Petitioner's received the resolution dated September 14, 2016 of the Supreme Court, denying the petition for review. On November 21, 2016, the Petitioner filed a Motion for Reconsideration of the said resolution. On February 28, 2017, upon Petition of PNB, the RTC issued an order allowing the suspension of action in the proposed liquidation plan until after the comments of the creditors with regard to the amount of remaining obligation after foreclosure are taken into consideration in the liquidation plan. On March 1, 2017, the RTC issued an order granting PNB to continue with the foreclosure proceedings. On October 4, 2017, the Supreme Court resolves to deny the Motion for Reconsideration with finality.

On January 24, 2018, the RTC rendered a decision ordering NLC and some of the stockholders jointly and solidarily liable to pay PNB amounting to ₱593 million with interest of 12% per annum from date of default, 24% penalty per annum and ₱3 million attorney's fees, less the proceeds of the auction sale of ₱119 million. On March 20, 2018 in order to terminate the proceedings and to finalize the settlement of all obligations of the Group to PNB, including, but not limited to the judgment of RTC, the Group entered into a Settlement Agreement with PNB to pay ₱950 million (the 'Settlement Amount') payable in two (2) tranche (₱850 million upon execution of the Settlement Agreement and ₱100 million thirty (30) days after). Once PNB receive the Settlement Amount, it shall release the titles and issue the corresponding Cancellation of Mortgage of its lien over Davao and Valenzuela properties of the Group. Also, PNB shall sell the Quirino, Manila properties to NLC for a consideration of ₱170 million which is to be taken from the Settlement Amount. Further, after compliance of all obligations in the Settlement Agreement, the Group and NLC are hereby mutually, irrevocably, freely and voluntarily release and forever discharge one another, including their principals, affiliates, subsidiaries, owners, directors, officers, managers, successors-in-interest, agents, representatives, and/or assigns, from any and all claims, suits, and causes actions of whatever kind and nature, disclosed or undisclosed, pending or potential, which in law or equity they had, now have, or may have against each other, directly or indirectly arising out of, wholly or partially from, or related to or incidental to any of the facts, issues, or disputes involved in above cases, all of which claims, suits and causes of action the parties hereby relinquish, abandon, waive, save for such

cause(s) of action that a party hereto may have against the other arising out of the said Settlement Agreement.

On the same date, the Group issued a check payable to PNB amounting to ₱850 million. On April 11, 2018, the Group paid the balance of ₱100 million to complete its obligations under the Settlement Agreement.

In view of the Settlement Agreement between the parties, on May 31, 2018, Valenzuela RTC has rendered a decision that the corporate rehabilitation case is now closed and terminated. Based on current operation, the Parent Company's cash requirements can be generated internally from rental income from the remaining lease contracts of its subsidiaries. However, should there be substantial deviation from the Parent Company's commercial activities there might be a need to raise funds by way of advances from shareholders or officers and affiliates.

The Group has substantial amount of trade receivables and receivables from related parties which are realizable upon demand. The management believes that resources are sufficient for projected plans for the next twelve months.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies that have been used in the preparation of these consolidated financial statements are summarized below and in the succeeding pages. The policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of Compliance

The consolidated financial statements of the Group have been prepared in accordance with Philippine Financial Reporting Standards (PFRS). The term PFRS in general includes all applicable PFRS, Philippine Accounting Standards (PAS) and Interpretations issued by the former Standing Interpretations Committee (SIC), the Philippine Interpretations Committee (PIC) and the International Financial Reporting Interpretations Committee (IFRIC), which have been approved by the Financial Reporting Standards Council (FRSC) and adopted by the SEC.

Basis of Preparation

The consolidated financial statements have been prepared on a historical cost basis. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

Functional and Presentation Currency

The consolidated financial statements are presented in Philippine peso (₱), the Group's functional currency. All amounts are rounded to the nearest peso except when otherwise indicated.

Impact of the Revised Code

The Republic Act No. 11232 otherwise known as the Revised Corporation Code of the Philippines (the "Revised Code") took effect on February 23, 2019, which aimed at improving ease of doing business, affording more protection to corporations and stockholders, and promoting good corporate governance.

The Revised Code should be applied prospectively. The requirement to prepare and submit the annual financial statements based on the Revised Code is effective beginning on or after February 23, 2019. All financial statements covering the periods on or before February 22, 2019 are required to be prepared and submitted in accordance with the Old Corporation Code or Batas Pambansa Bilang 68, in addition to the requirements of the SRC Rule 68.

The Revised Code will have no impact on the preparation and submission of the Group's consolidated financial statements.

Changes in Accounting Policies and Disclosures

The accounting policies adopted are consistent with those of the previous financial years except for the following new and amended PFRS that are mandatorily effective for annual periods beginning on or after January 1, 2018

PFRS 9, *Financial Instruments* (2014). PFRS 9, Financial Instruments replaces PAS 39 Financial Instruments: Recognition and Measurement, bringing together all three aspects of the accounting for financial instruments: classification and measurement, impairment, and hedge accounting. The standard requires all recognized financial assets that are within the scope of PAS 39 to be subsequently measured at amortized cost or at fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely for payments of principal and interest on the outstanding balance are generally measured at amortized cost at the end of subsequent reporting periods. All other debt investments and equity investments are measured at their fair values at the end of subsequent reporting periods.

For financial liabilities that are designated as at fair value through profit or loss, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is presented in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or increase an accounting mismatch in profit or loss. Changes in fair value attributable to a financial liability's credit risk are not subsequently reclassified to profit or loss.

The Group has applied PFRS 9 for the first time.

The Group has adopted the PFRS 9 *Financial Instruments* from January 1, 2018 and resulted in changes in accounting policies as follows:

(a) Classification and measurement of financial instruments

The assessment of the Group's business model was made as at January 1, 2018, and applied retrospectively to those financial assets that were not derecognized before January 1, 2018.

The effects of reclassification of financial instruments into the appropriate PFRS 9 categories are as follows:

- (1) Cash, trade and other receivables, installment contract receivable and advances to related parties previously classified as loans and receivables are held to collect contractual cash flows and give rise to cash flows representing solely payments of principal and interest. These are now classified and measured as debt instruments at amortized cost.
- (2) Unquoted equity investments previously classified as available-for-sale (AFS) financial assets are now classified and measured as equity instruments designated at FVOCI. The Group elected to classify irrevocably its unquoted equity investments under this category as it considers these investments to be strategic in nature and it intends to hold these investments for the foreseeable future.

While there was a change in the classification and measurement on the Group's financial instruments as at June 30, 2019 and 2018, there were no changes in the balances of any line item in the consolidated financial statements since the accounting policies previously adopted under PAS 39 is the same as its counterpart under PFRS 9, thus no restatement was made in the consolidated financial statements.

(b) Impairment of financial assets

The Group adopted PFRS 9, *Financial Instruments*, which was applied using the transitional relief allowed by the standard. This allows the Group not to restate its prior periods' financial statements. Differences arising from the adoption of PFRS 9 in relation to impairment of financial assets are recognized in the opening balance of Retained Earnings (or other component of equity, as appropriate) in the current year. The application of the expected credit losses (ECL) methodology based on the stages of impairment assessment for trade and other receivables, and advances to related parties resulted in the recognition of additional allowance for credit losses for trade and other receivables, and advances to related parties amounting ₱59,454,011 as at January 1, 2018 were charged against the opening balance of "Deficit" account.

PFRS 15, Revenue from Contracts with Customers. PFRS 15 supersedes PAS 11 *Construction Contracts*, PAS 18 *Revenue* and related interpretations and it applies, with limited exceptions, to all revenue arising from contracts with its customers. PFRS 15 establishes a comprehensive framework for recognizing revenue from contracts with customers. The core principle in that framework is that an entity should recognize revenue to depict the transfer of promised goods or services to the customer in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Revenue is recognized in accordance with that core principle by applying the following

steps: (a) identify the contracts with customers; (b) identify the performance obligations in the contract; (c) determine the transaction price; (d) allocate the transaction price to the performance obligations in the contract; and (e) recognize revenue when the entity satisfies a performance obligation.

PFRS 15 requires entities to exercise judgement, taking into consideration all of the relevant facts and circumstances when applying each step of the framework to contracts with their customers. The standard also specifies the accounting for the incremental costs of obtaining a contract with a customer and the costs directly related to fulfilling a contract. In addition, the standard requires extensive disclosures.

The Group has concluded that revenue from services should be recognized at the point in time when service has been rendered, generally on rental income received. Therefore, the adoption of PFRS 15 did not have an impact on the timing of revenue recognition.

Annual Improvements to PFRS 2014-2016 Cycle

The Annual Improvements to PFRS 2014-2016 Cycle sets out the amendments to PFRS 1, PFRS 12 and PAS 28. The amendment to PFRS 12 is effective on January 1, 2017.

The annual improvements addressed the following issues:

PFRS 1 (Amendment), First-time Adoption of PFRS – Deletion of Short-term Exemptions for First time Adopters. The amendments deleted some short-term exemptions for first-time adopters and the related effective date paragraphs as the reliefs provided were no longer applicable and had been available to entities only for reporting periods that had passed.

PAS 28 (Amendment), Investments in Associates and Joint Ventures – Measuring an Associate or Joint Venture at Fair Value. The amendments clarify that the election to measure at fair value through profit or loss an investment in an associate or a joint venture that is held by an entity that is a venture capital organization, or other qualifying entity, is available for each investment in an associate or joint venture on an investment-by-investment basis, upon initial recognition.

The above improvements have no material impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PAS 40 (Amendments), Investment Property – Transfers of Investment Property. The amendments clarify that to transfer to, or from, investment properties there must be a change in use. A change in use would involve (a) an assessment of whether a property meets, or has ceased to meet, the definition of investment property; and (b) supporting evidence that a change in use has occurred. The application of the amendments provides two options for transition: (a) An entity shall apply those amendments to changes in use that occur on or after the beginning of the annual reporting period in which the entity first applies the amendments; or (b) retrospective application if, and only if, that is possible without the use of hindsight.

PFRS 2 (Amendments), Share-based Payment – Classification and Measurement of Share-based Payment Transactions. The amendments address the: (a) accounting for modifications to the terms and conditions of share-based payments that change the classification of the transaction from cash settled to equity settled; (b) accounting for the effects of vesting and non-vesting conditions on the measurement of cash-settled share-based payments; and (c) the classification of share-based payment transactions with a net settlement feature for withholding tax obligations.

The amendments have no material impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PFRS 4 (Amendments), Insurance Contracts – Applying PFRS 9 Financial Instruments and PFRS 4 Insurance Contracts. The amendments provide two options for entities that issue insurance contracts within the scope of PFRS 4: (a) an option that permits entities to reclassify, from profit or loss to other comprehensive income, some of the income or expenses arising from designated financial assets (the "overlay approach"); and (b) an optional temporary exemption from applying PFRS 9 for entities whose predominant activity is issuing contracts within the scope of PFRS 4 (the "deferral approach"). The application of both approaches is optional and an entity is permitted to stop applying them before the new insurance contracts standard is applied. An entity would apply the overlay approach retrospectively to designated financial assets, when it first applies PFRS 9. An entity would apply the deferral approach for annual periods beginning on or after January 1, 2018.

The amendments have no material impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

Philippine Interpretation IFRIC-22, Foreign Currency Transactions and Advance Consideration. This interpretation addresses how to determine the date of the transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability arising from the payment or receipt of advance consideration in a foreign currency.

The interpretation does not have material impact on the Group's consolidated financial statements.

New Accounting Standards and Amendments to Existing Standards Effective Subsequent to January 1, 2018

Standards issued but not yet effective up to the date of the Group's financial statements are listed below. This listing of standards and interpretations issued are those that the Group reasonably expects to have an impact on disclosures, financial position or performance when applied at a future date. The Group intends to adopt these standards when they become effective.

Annual Improvements to PFRS 2015-2017 Cycle

The annual improvements addressed the following issues:

PFRS 3 (Amendments), Business Combinations – Previously Held Interest in a Joint Operation. The amendments provides additional guidance to clarify that, when obtaining control of a business that is a joint operation, the acquirer applies the requirements for a business combination achieved in stages, including remeasuring its previously held interest in the joint operation at its acquisition date fair value.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PFRS 11 (Amendments), Joint Arrangements – Previously Held Interest in a Joint Operation. The amendments clarify that when an entity obtains joint control of a business that is a joint operation, the entity does not remeasure its previously held interests.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PAS 12 (Amendments), Income Taxes – Income Tax Consequences of Payments on Financial Instruments Classified as Equity. The amendments clarify that the income tax consequences of dividends are linked more directly to past transactions or events that generated distributable profits than to distributions to owners. Therefore, an entity shall recognize the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognized those past transactions or events.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PAS 23 (Amendments), Borrowing Costs – Borrowing Costs Eligible for Capitalization. The amendments clarify that an entity treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete. The above improvements are effective for annual periods beginning on or after January 1, 2019, with earlier application permitted.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PAS 19 (Amendments), Employee Benefits – Plan Amendment, Curtailment or Settlement. The amendments clarify that if a plan amendment, curtailment or settlement occurs, it is now mandatory that the current service cost and the net interest for the period after the remeasurement are determined using the assumptions used for the remeasurement. The amendments also clarify how the requirements on accounting for a plan amendment, curtailment or settlement affect the asset ceiling requirements. The

amendments are effective for annual periods beginning on or after January 1, 2019, with earlier application permitted. These amendments will apply only to any future plan amendments, curtailments, or settlements of the Group.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PAS 28 (Amendments), Investments in Associates and Joint Ventures – Long-term Interests in Associates and Joint Ventures. The amendments clarify that an entity applies PFRS 9 to long-term interests in an associate or joint venture that form part of the net investment in the associate or joint venture but to which the equity method is not applied. The amendments are effective for annual periods beginning on or after January 1, 2019 and shall be applied retrospectively. However, early application of these amendments is permitted. The amendments will not have an impact on the disclosures and amounts recognized on the Group's financial statements.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's financial statements.

PFRS 9 (Amendments), Financial Instruments – Prepayment Features with Negative Compensation. This addresses the concerns about how PFRS 9 classifies particular prepayable financial assets. The amendments also include clarifications to the accounting for a modification or exchange of a financial liability that does not result in derecognition. The amendments are effective for annual periods beginning on or after January 1, 2019, with earlier application permitted.

The amendments will not have a significant impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

Philippine Interpretation IFRIC-23, Uncertainty over Income Tax Treatments. This interpretation addresses how to apply the recognition and measurement requirements of PAS 12 *Income Taxes* when there is uncertainty over income tax treatments. This interpretation is effective for annual periods beginning on or after January 1, 2019, with earlier application permitted.

The interpretation will have no significant impact on the Group's consolidated financial statements.

PFRS 16, Leases. This new standard introduces a single lessee accounting model to be applied to all leases, whilst substantially carries forward the lessor accounting requirements in PAS 17 *Leases*. Lessees recognize a right-of-use asset representing its right to use the underlying leased asset and a lease liability representing its obligation to make lease payments for all leases with a term of more than twelve (12) months, unless the underlying asset is of low value. Whereas, lessors continue to classify leases as operating leases or finance leases, and to account for those two types of leases differently. The standard is effective for annual periods beginning on or after January 1, 2019, with earlier application permitted for entities that apply PFRS 15 at or before the date of initial application of PFRS 16.

The adoption of the standard will result in recognition of an asset for the right to use the underlying asset over the lease term and a lease liability for the obligation to make lease payments in the consolidated statements of financial position. In addition, this will result in recognition of depreciation on the right-of use asset and interest on lease liability in the consolidated statement of comprehensive income, and presentation of the total amount of cash paid into a principal portion and interest within financing activities in the consolidated statements of cash flows.

PAS 1(Amendments), Presentation of Financial Statements and PAS 8 (Amendment), Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Material. The amendments clarify that information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity. The amendments are effective for annual periods beginning on or after January 1, 2020, with earlier application permitted.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PFRS 3 (Amendments), Business Combinations – Definition of a Business. The amendments clarify that to be considered a business, an acquired set of activities and assets must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create outputs. It narrows the definitions of a business and of outputs by focusing on goods and services provided to customers and by removing the reference to an ability to reduce costs. In addition, it provides guidance and illustrative examples to help entities assess whether a substantive process has been acquired and remove the assessment of whether market participants are capable of replacing any missing inputs or processes and continuing to produce outputs. The amendment also adds an optional concentration test that permits a simplified assessment of whether an acquired set of activities and assets is not a business. The amendments are effective for annual periods beginning on or after January 1, 2020, with earlier application permitted.

The amendments will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

PFRS 17, Insurance Contracts. The new standard establishes principles for the recognition, measurement, presentation and disclosure of insurance contracts, including reinsurance contracts held and investment contracts with discretionary participation features issued. The objective of the standard is to ensure that entities provide relevant information in a way that faithfully represents those contracts. This information gives a basis for users of financial statements to assess the effect that contracts within the scope of the standard have on the entity's financial position, financial performance and cash flows. The standard is effective for annual periods beginning on or after January 1, 2021, with earlier application permitted.

The new standard will not have an impact on the disclosures and amounts recognized on the Group's consolidated financial statements.

Basis for Consolidation

The consolidated financial statements include the financial statements of the Parent Company and the following subsidiaries, which were all incorporated in the Philippines and are registered with the Philippine SEC.

Subsidiaries	Principal Activity	Ownership	
		2019	2018
Direct Ownership			
PCIC	Manufacturing	100%	100%
Indirect Ownership (Subsidiaries of PCIC)			
ICC	Manufacturing	100%	100%
KCC	Manufacturing	100%	100%
PPC	Manufacturing	100%	100%
Rexlon Industrial Corporation (RIC)	Manufacturing	100%	100%

Subsidiaries are entities which the Parent Company has the power to control the financial and operating policies, generally accompanying a shareholding of more than one half of the voting rights. Control exists when the Parent Company is exposed, or has rights, to variable returns from the involvement with the subsidiaries and has the ability to affect those returns through its power over the subsidiaries.

Subsidiaries are fully consolidated from the date on which the Parent Company obtains control. Consolidation ceases when control is transferred out of the Group. The operating results of subsidiaries acquired or disposed of during the year are included in the consolidated statement of comprehensive income from the date of acquisition or up to the date of disposal, as appropriate. A change in ownership interest of a subsidiary, without a change in control is accounted for as an equity transaction.

The financial statements of the subsidiaries are prepared for the same reporting year, using accounting policies that are consistent with those of the Group. Intra-group balances, transactions, income and expenses, and profits and losses resulting from intra-group transactions are eliminated in full in the consolidation.

a) Direct ownership
PCIC

PCIC and its subsidiaries have ceased operations but have leased out their warehouse facilities. The intention of the Group is to continue its operation by focusing on “injection molding” due to its very encouraging prospect and which has shown to have a high viability rating that will contribute highly towards the Group’s maximum operation and financial position. Management is continuously in search for reliable joint venture partners who have the means to continue its operations.

b) Indirect ownership

ICC

ICC was incorporated in the Philippines and registered with the SEC on June 23, 1981, primarily to engage in the manufacture of plastic containers. The Company ceased its commercial operations on July 30, 2000, and has leased out its buildings as warehouses.

KCC

KCC was incorporated in the Philippines and registered with the SEC on February 14, 1983. The Company was established to manufacture all kinds of plastic containers. The Company ceased its commercial operations on April 30, 2002, and has leased out its buildings as warehouses.

PPC

PPC was incorporated in the Philippines and registered with the SEC on October 1, 1982. The Company was established primarily to manufacture plastic raw materials, rigid and non-rigid plastic products, plastic compounds, derivatives and other related chemical substances. The Company ceased its commercial operations on May 16, 2002, and has leased out its buildings as warehouses.

RIC

RIC was incorporated in the Philippines and registered with the SEC on October 9, 1984. The Company was engaged in the business of manufacturing and molding plastic products. The Company ceased its commercial operations on April 30, 2002.

Determination of Fair Value and Fair Value Hierarchy

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible to by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the consolidated financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by reassessing

categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Group determines the policies and procedures for both recurring fair value measurement and for non-recurring measurement.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

Fair value measurement disclosures of financial and non-financial assets are presented in Note 26 to the consolidated financial statements.

“Day 1” Difference

When the transaction price in a non-active market is different from the fair value of other observable current market transactions in the same instrument or based on a valuation technique whose variables include only data from observable market, the Group recognizes the difference between the transaction price and fair value (a “Day 1” difference) in the consolidated statements of comprehensive income unless it qualifies for recognition as some other type of asset or liability. In cases where use is made of data which is not observable, the difference between the transaction price and model value is only recognized in the consolidated statements of comprehensive income when the inputs become observable or when the instrument is derecognized. For each transaction, the Group determines the appropriate method of recognizing the “Day 1” difference amount.

Financial Instruments

Initial Recognition, Measurement and Classification

The Group recognizes financial assets and financial liabilities in the consolidated statements of financial position when it becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place are recognized on the settlement date.

With the exception of trade receivables that do not contain a significant financing component, financial assets and financial liabilities are recognized initially at fair value including transaction costs, except for those financial assets and liabilities at FVPL where the transaction costs are charged to expense in the period incurred. Trade receivables that do not contain a significant financing component are recognized initially at their transaction price.

The Group classifies its financial assets as subsequently measured at amortized cost and FVOCI. The classification of financial assets depends on the financial assets contractual cash flow characteristics and the Group’s business model for managing the financial assets. The Group’s business model is determined at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. The Group’s business model determines whether cash flows will result from collecting contractual cash flows, selling financial assets or both.

The Group classifies its financial liabilities as subsequently measured at amortized cost using the effective interest method or at FV

Financial assets at amortized cost

Financial assets are measured at amortized when both of the following conditions are met:

- the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial measurement, financial assets at amortized cost are subsequently measured using the effective interest method less allowance for impairment. Gains and losses are recognized in the statements of comprehensive income when the financial assets at amortized cost are derecognized, modified or impaired. These financial assets are included in current assets if maturity is within twelve (12) months from the end of reporting period. Otherwise, these are classified as noncurrent assets.

As at June 30, 2019 and 2018, included under financial assets at amortized cost are the Group's cash, trade and other receivables, installment contract receivables and advances to related parties (see Notes 4, 5, 18 and 21).

Cash

The Company's cash includes cash on hand and in banks. Cash in banks earn interest at respective bank deposit rates.

Trade and other receivables

Receivables consist of advances to third parties, trade receivable, rental receivable and utilities receivable.

Advances to related parties

Represent non-interest bearing cash advances to related parties for working capital requirements.

Equity Instruments Designated at FVOCI

Upon initial recognition, the Group may make an irrevocable election to present in other comprehensive income changes in the fair value of an equity investment that is not held for trading.

The classification is determined on an instrument-by-instrument basis.

When the equity instrument is derecognized, the cumulative gain or loss previously recognized in other comprehensive income is not subsequently reclassified to profit or loss, but is transferred to retained earnings. Dividends on such investments are recognized in profit or loss when the right of payment has been established, except when the dividends represent a recovery of part of the cost of the investment, in which case, such gains are recorded in other comprehensive income. Equity instruments designated at FVOCI are not subject to impairment assessment. These financial assets are classified as noncurrent assets.

As at June 30, 2019 and 2018, the Group elected to classify irrevocably its unquoted equity investments under this category (see Note 7).

Financial Liabilities at Amortized Cost

Financial liabilities that are not contingent consideration of an acquirer in a business combination, held for trading, or designated as at FVPL, are measured subsequently at amortized cost using the effective interest method.

The effective interest method is a method of calculating the amortized cost of a financial liability and allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the amortized cost of a financial liability. As at June 30, 2019 and 2018, included in financial liabilities at amortized cost are the Group's accounts payable and other liabilities, advances from related parties, and advances from lessees (see Notes 11, 18 and 19).

Accounts payable and other liabilities

Accounts payable are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Other current liabilities include non-trade payables and accrued expenses.

Advances from related parties

Represents cash advances to related parties for working capital requirements.

Advances from lessees

Represent payment of advance rental which shall be refunded without interest on the expiration of the lease or pre-termination of the lease period.

Offsetting of Financial Instruments

Financial assets and financial liabilities are offset and the net amount reported in the statements of financial position if, and only if, there is a currently enforceable legal right to offset the recognized

amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

Derecognition of Financial Instruments

Financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- the rights to receive cash flows from the asset have expired;
- the Group retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to third party under a “pass-through” arrangement; or
- the Group has transferred its rights to receive cash flows from the asset and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all risks and rewards of the asset, but has transferred control of the asset.

Where the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Group’s continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Financial liabilities

A financial liability is derecognized when the obligation under the liability was discharged, cancelled or has expired. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the statement of comprehensive income.

Impairment of Financial Assets

The Group recognizes an allowance for expected credit losses (ECL) for all debt instruments that are measured at amortized cost or at FVOCI. ECL is a probability-weighted estimate of credit losses over the expected life of the financial asset.

Credit losses are the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the original effective interest rate.

The expected cash flows include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

The Group assesses at each end of the reporting period whether the credit risk on a financial asset has increased significantly since initial recognition. For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is measured at an amount equal to the lifetime ECL. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, a loss allowance is measured at an amount equal to 12-month ECL.

Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within twelve (12) months after the reporting period.

For trade and other receivables and advances to related parties, the Group applies a general approach in calculating ECL. The Group recognizes a loss allowance based on lifetime ECL at the end of each reporting period. The ECL on these financial assets are estimated using a provision matrix based on the Group’s historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment, including time value of money where appropriate.

When the credit risk on financial instruments for which lifetime ECL have been recognized subsequently improves, and the requirement for recognizing lifetime ECL is no longer met, the loss allowance is measured at an amount equal to 12-month ECL at the current reporting period, except for assets for which simplified approach was used.

The Group recognizes impairment loss (reversals) in statements of comprehensive income for all financial assets with a corresponding adjustment to their carrying amount through a loss allowance account, except for investments in debt instruments that are measured at FVOCI, for which the loss allowance is recognized in other comprehensive income and does not reduce the carrying amount of the financial asset in the statements of financial position.

Significant increase in credit risk

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument at the end of reporting period with the risk of a default occurring on the financial instrument at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort. Forward-looking information considered includes the future prospects of the industries in which the Group's debtors operate, obtained from economic expert reports, financial analysts, governmental bodies, relevant think-tanks and other similar organizations, as well as consideration of various external sources of actual and forecast economic information that relate to the Group's core operations.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly since initial recognition:

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk for a particular financial instrument, e.g. the extent to which the fair value of a financial asset has been less than its amortized cost;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor;
- significant increases in credit risk on other financial instruments of the same debtor;
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk on a financial asset has increased significantly since initial recognition when contractual payments are more than one (1) day past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

Despite the foregoing, the Group assumes that the credit risk on a financial instrument has not increased significantly since initial recognition if the financial instrument is determined to have low credit risk at the end of reporting period. A financial instrument is determined to have low credit risk if:

- the financial instrument has a low risk of default;
- the debtor has a strong capacity to meet its contractual cash flow obligations in the near term; and
- adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the borrower to fulfil its contractual cash flow obligations.

The Group considers a financial asset to have low credit risk when the asset has external credit rating of 'investment grade' in accordance with the globally understood definition or if an external rating is not available, the asset has an internal rating of 'performing'. Performing means that the counterparty has a strong financial position and there is no past due amounts.

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

Definition of default

The Group considers the following as constituting an event of default for internal credit risk management purposes as historical experience indicates that financial assets that meet either of the following criteria are generally not recoverable:

- when there is a breach of financial covenants by the debtor; or
- information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collateral held by the Group)

Irrespective of the above analysis, the Group considers that default has occurred when a financial asset is more than one (1) year past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- significant financial difficulty of the issuer or the borrower;
- a breach of contract, such as a default or past due event;
- the lenders of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concessions that the lenders would not otherwise consider;
- it is becoming probable that the borrower will enter bankruptcy or other financial reorganization; or
- the disappearance of an active market for that financial asset because of financial difficulties.

Write-off policy

The Group writes-off a financial asset when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or in the case of trade receivables and contract assets, when the amounts are over five (5) years past due, whichever occurs sooner.

Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. Any recoveries made are recognized in statement of comprehensive income.

Prepayments and other current assets

Prepayments are expenses paid in advance and recorded as asset before they are utilized. Prepayments are initially recognized at cost and subsequently measured at cost less any utilized portion and impairment loss. This account comprises prepaid items which are apportioned over the period covered by the payment and charged to the appropriate accounts in the consolidated statements of comprehensive income when incurred.

Prepayments are apportioned over the period covered by the payment and charged to the appropriate accounts in the consolidated statements of comprehensive income when incurred.

An impairment loss is recognized for the amount by which the assets carrying amount exceeds its recoverable amount.

Prepayments that are expected to be realized for not more than twelve (12) months after the reporting period are classified as current assets; otherwise, these are classified as other noncurrent assets.

Input VAT and Other Prepaid Taxes

Input VAT is the indirect tax paid by the Group on the local purchase of goods or services from a VAT-registered person. When the input VAT exceeds the output tax, the excess is carried over the next reporting period and is recognized as an asset presented as input VAT in the consolidated statements of financial position. Creditable withholding tax pertains to taxes withheld by the customers upon payment and is to be deducted from income tax payable of the Group.

The Group's input tax and other prepaid taxes are stated at face value less provision for impairment, if any. Allowance for unrecoverable input tax other prepaid taxes, if any, are maintained by the Group at a level considered adequate to provide for potential uncollectible portion of the claims. The Group, on a continuing basis, makes a review of the status of the claims designed to identify those that may require provision for impairment loss.

Property and Equipment

Property and equipment are tangible assets that are held for use supply of services, for rental to others, or for administrative purposes, and are expected to be used during more than one (1) period.

Property and equipment are initially measured at cost. The cost of property and equipment comprises its purchase price, including import duties, taxes and any directly attributable costs of bringing the asset to its working condition and location of its intended use. Subsequent to initial recognition, property and equipment are carried at cost less accumulated depreciation and any impairment in value.

Expenses that provide incremental future economic benefits to the Group are added to the carrying amount of an item of property and equipment. All other expenses are recognized in the consolidated statements of comprehensive income as incurred.

Depreciation of property and equipment commences once the property and equipment are available for use and computed using the straight-line basis over the estimated useful life of property and equipment as follows:

	In Years
Buildings and improvements	5 to 50
Machinery and equipment	4 to 32
Transportation equipment and tools	5 to 10
Furniture and fixtures	3 to 10

The useful lives and depreciation method are reviewed annually to ensure that the period and method of depreciation are consistent with the expected pattern of economic benefits from items of property and equipment.

When property and equipment are retired or otherwise disposed of, the cost and the related accumulated depreciation and accumulated provision for impairment losses, if any, are removed from the accounts and any resulting gain or loss is credited to or charged against current operations.

Fully depreciated property and equipment are retained in the accounts until they are no longer in use and no further depreciation is charged against current operations.

Investment Properties

Investment properties are for rental and capital appreciation, and not occupied by the Group. Investment properties are measured initially at cost, including transaction costs. Expenses that provide incremental future economic benefits to the Group are added to the carrying amount of an item of property and equipment. All other expenses are recognized in the consolidated statements of comprehensive income as incurred. Subsequent to initial recognition, investment properties (except land) are carried at cost less accumulated depreciation and any impairment in value. Land is carried at cost less any impairment in value.

Depreciation is computed using the straight-line method over the following estimated useful lives:

	In Years
Buildings and improvements	50
Land improvements	5

Investment properties are derecognized when either they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. Any gains or losses on the retirement or disposal of an investment property are recognized in the statement of comprehensive income in the year of retirement or disposal.

A transfer is made to investment property when there is a change in use, evidenced by ending of owner-occupation and commencement of an operating lease to another party. A transfer is made from investment property when and only when there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. A transfer between investment property, owner-occupied property and inventory does not change the carrying amount of the property transferred nor does it change the cost of that property for measurement or disclosure purposes.

Interest in Joint Operation

The Group has entered into joint operations for the development of properties.

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

When a Group undertakes its activities under joint operations, the Group as a joint operator recognizes in relation to its interest in a joint operation:

- Its assets, including its share of any assets held jointly.
- Its liabilities, including its share of any liabilities incurred jointly.
- Its revenue from the sale of its share of the output arising from the joint operation.
- Its share of the revenue from the sale of the output by the joint operation.
- Its expenses, including its share of any expenses incurred jointly.

The Group accounts for the assets, liabilities, revenues and expenses relating to its interest in a joint operation in accordance with the PFRS applicable to the particular assets, liabilities, revenues and expenses.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a sale or contribution of assets), the Group is considered to be conducting the transaction with the other parties to the joint operation, and gains and losses resulting from the transactions are recognized in the Group's consolidated financial statements only to the extent of other parties' interests in the joint operation.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a purchase of assets), the Group does not recognize its share of the gains and losses until it resells those assets to a third party.

Impairment of Non-financial Assets

At the end of each reporting period, the Group reviews the carrying amounts of its non-financial assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the assets is estimated in order to determine the extent of the impairment loss (if any). When the asset does not generate cash flows that are independent from other assets, the Group estimates the recoverable amount of the cash generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted at their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognized as an expense immediately, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation increase.

When an impairment loss subsequently reverses, the carrying amount of the asset or cash generating unit is increase to the revised estimate of its recoverable amount, but only to the extent of the carrying amount that would have been determined (net of any depreciation) had no impairment loss been recognized for the asset or cash-generating unit in prior years. A reversal of an impairment loss is recognized as income unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

Equity

Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Capital stock

Capital stock represents the par value of the shares that are issued and outstanding as of reporting date.

Additional paid-in Capital

Additional paid-in capital includes any premiums received on the initial issuance of capital stock. Any transaction costs associated with the issuance of shares are deducted from additional paid-in capital, net of any related income tax benefits.

Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognized at cost and deducted from equity. No gain or loss is recognized in profit or loss on the purchase, sale, issue or cancellation of the Group's own equity instruments. Any difference between the carrying amount and the consideration, if reissued, is recognized in additional paid-in capital. Voting rights related to treasury shares are nullified for the Group and no dividends are allocated to them respectively.

When the shares are retired, the capital stock account is reduced by its par value and the excess of cost over par value upon retirement is debited to additional paid-in capital to the extent of the specific or average additional paid-in capital when the shares were issued and to retained earnings for the remaining balance.

Treasury shares represent capital stock of the Parent Company that is owned by its subsidiary.

Deficit

Deficit includes all current and prior period results of operation as disclosed in the consolidated statements of comprehensive income.

Revenue Recognition

Revenue is recognized to the extent that it is probable that economic benefits will flow to the entity and the amount of revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for services provided in the normal course of business, net of discounts, returns and value added taxes and when specific criteria have been met.

Rental income

Rental from investment properties that is leased to a third party under an operating lease is recognized in the statement of comprehensive income on a straight-line basis over the lease term. Rental received in advance is treated as advances from lessees and recognized as income when actually earned.

Interest income

Interest income is accrued on a time proportion basis, by reference to the principal amount outstanding and at the effective interest rate applicable.

Other income

Other income is income generated outside the normal course of business and is recognized when it is probable that the economic benefits will flow to the Group and it can be measured reliably.

Expense Recognition

Cost and expenses are recognized in the consolidated statement of comprehensive income when decrease in future economic benefits related to a decrease in an asset or an increase of a liability has arisen that can be measured reliably. Expenses in the consolidated statements of comprehensive income are presented using the functional method.

Direct cost and expenses

Direct cost of services is recognized as expense when the related services are rendered.

Operating expenses

Operating expenses constitute costs of operating and administering the business and are expensed as incurred.

Income Tax

The tax expense for the period comprises current and deferred tax. Tax is recognized in profit or loss, except to the extent that it relates to items recognized in other comprehensive income or directly in equity.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at reporting date. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is recognized, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognized if they arise from the initial recognition of goodwill; deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable income. Deferred income tax is determined using tax rates and laws, in the period the temporary difference are expected to be recovered or settled, that have been enacted or substantively enacted as at reporting period.

Deferred income tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized. At each reporting date the Group reassesses the need to recognize previously unrecognized deferred income tax asset.

Deferred income tax assets are recognized for all deductible temporary differences, carrying forward benefits of unused tax credits from excess of minimum corporate income tax (MCIT) over regular corporate income tax (RCIT) and unused net operating loss carryover (NOLCO), to the extent that it is probable that sufficient future taxable profits will be available against which the deductible temporary differences, carrying forward benefits of unused tax credits from excess of MCIT over RCIT and unused NOLCO can be utilized. Deferred income tax liabilities are recognized for all taxable temporary differences.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax asset against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

Leases

The Group accounts for its leases as follows:

Group as Lessee

Leases which transfer to the Group substantially all risks and benefits incidental to ownership of the leased item are classified as finance leases and are recognized as assets and liabilities in the consolidated statements of financial position at amounts equal to the fair value of the leased property, or

if lower, at the present value of minimum lease payments at the inception of the lease. Lease payments are apportioned between the finance costs and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance costs are recognized in the statement of comprehensive income. Capitalized leased assets are depreciated over the shorter of the estimated useful life of the asset or the lease term.

Leases which do not transfer to the Group substantially all the risks and benefits of ownership of the asset are classified as operating leases. Operating lease payments are recognized as expense in the consolidated statement of comprehensive income on a straight-line basis over the lease term. Associated costs, such as maintenance and insurance, are expensed as incurred.

Group as Lessor

Leases wherein the Group substantially transfers to the lessee all risks and benefits incidental to ownership of the leased item are classified as finance leases and are presented as receivable at an amount equal to the Group's net investment in the lease. Finance income is recognized based on the pattern reflecting a constant periodic rate of return on the Group's net investment outstanding in respect of the finance lease.

Leases which do not transfer to the lessee substantially all the risks and benefits of ownership of the asset are classified as operating lease. Lease income from operating lease is recognized in the consolidated statement of comprehensive income on a straight-line basis over the lease term.

The Group determines whether an arrangement is, or contains a lease based on the substance of the arrangement. It makes an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset.

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases.

The Group is a party to operating leases as a lessor and lessee. Payments made under operating leases (net of any incentives) are charged to profit or loss on a straight-line basis over the period of the lease.

Related Party Relationships and Transactions

A related party transaction is a transfer of resources, services or obligations between related parties, regardless of whether a price is charged.

Related party relationship exists when: (a) a person or a close member of that person's family has control or joint control, has significant influence or is a member of the key management personnel of the reporting entity or of a parent of the reporting entity; and (b) when any of the following conditions apply: (i) the entity and the Company are members of the same group; (ii) one entity is an associate or joint venture of the other entity; (iii) both entities are joint ventures of the same third party; (iv) one entity is a joint venture of a third entity and the other entity is an associate of the third party; (v) the entity is a post-employment benefit plan for the benefit of employees of the Company; (vi) the entity is controlled or jointly controlled by a person as identified in (a) above; (vii) the entity or any member of a group of which it is part, provides key management personnel services to the Company or to the parent of the Company; (viii) a person identified in (a) above has significant influence over the entity or is a member of the key management personnel of the entity or of a parent of the entity.

In considering each possible related party relationship, attention is directed to the substance of the relationships, and not merely the legal form.

Retirement Benefits Obligation

The Group has no formal retirement plan for its employees as it does not meet the minimum number of employees required for the establishment of a retirement benefit plan but accrues the estimated cost of retirement benefits required by the provisions of Republic Act (RA) No. 7641 (Retirement Law). The Group has 9 employees as at June 30, 2018 and 2017, respectively. Under RA 7641, the Group is required to provide minimum retirement benefits to qualified employees. The retirement cost accrued includes current service cost and estimated past service cost as determined under RA 7641.

Segment Reporting

A business segment is a Group of assets and operations engaged in providing products or services that are subject to risks and returns that are different from those of other business segments. A geographical segment is engaged in providing products or services within a particular economic environment that are subject to risks and return that are different from those of segments operating in other economic environments.

Operating segments are reported on the basis upon which the Group reports its primary segment information.

Earnings (Loss) Per Share

Earnings (loss) per share are determined by dividing net income (loss) for the year by the weighted average number of common shares outstanding during the year, excluding common shares purchased by the Group and held as treasury shares.

Provisions and Contingencies

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

Where discounting is used, the increase in the provision due to the passage of time is recognized as interest expense. When the Group expects a provision or loss to be reimbursed, the reimbursement is recognized as a separate asset only when the reimbursement is virtually certain, and its amount can be reasonably estimated. The expense relating to any provision is presented in the consolidated statement of comprehensive income, net of any reimbursement.

Contingent liabilities are not recognized in the consolidated financial statements. They are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the consolidated financial statements but disclosed when an inflow of economic benefits is probable. Contingent assets are assessed continually to ensure that developments are appropriately reflected in the consolidated financial statements. If it has become virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognized in the consolidated financial statements.

Events After the Reporting Date

The Group identifies post-year events as events that occurred after the reporting date but before the date when the Group's consolidated financial statements were authorized for issue. Post year-end events that provide additional information about the Group's position at the reporting date (adjusting events) are reflected in the Group's consolidated financial statements. Post year-end events that are not adjusting events are disclosed in the Group's consolidated financial statements when material.

3. SIGNIFICANT ACCOUNTING JUDGMENTS AND CRITICAL ACCOUNTING ESTIMATES AND ASSUMPTION

The preparation of the Group's consolidated financial statements requires management to make judgments and estimates that affect amounts reported in the consolidated financial statements. These judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Group believes the following represent a summary of these significant judgments and estimate and related impact and associated risks in the consolidated financial statements.

Significant Accounting Judgments in Applying the Group's Accounting

In the process of applying the Group's accounting policies, management has made the following judgments apart from those involving estimation, which have the most significant effect on the amounts recognized in the consolidated financial statements:

Functional currency

The Group considers the Philippine peso as the currency that most fairly represents the economic effect of the underlying transactions, events and conditions. The Philippine Peso is the currency of the primary economic environment in which the Group operates. It is the currency in which the Group measures its performance and reports its operating results.

Operating lease commitments

Group as lessee

The Group has entered into contract of lease for some of the office space it occupies. The Group has determined that all significant risks and benefits of ownership on these properties will be retained by the lessor. In determining significant risks and benefits of ownership, the Group considered among others, the significance of the lease term as compared with the estimated useful life of the related asset. The Group accordingly accounted for the lease agreement as operating lease.

Group as lessor

The Group has entered into property leases on its buildings classified as investment properties. The Group has determined that it retains all significant risks and rewards of ownership of the property as the Group considered, among others, the length of the lease term as compared with the estimated life of the assets. The Group's operating lease contracts are accounted for as noncancellable operating leases. In determining whether a lease contract is noncancellable, the Group considers the provisions in the lease contract which among others, the payment of rental corresponding to the unexpired portion of the lease period. The Group accounts the lease of its buildings under operating lease in accordance with the provision of lease contract and terms of the lease.

Distinction between real estate inventories and interest in joint operation

The Group determines whether a property contributed to joint venture operations will be classified as real estate inventories or investment in joint venture. In making this judgment, the Group considers whether the property will be sold in the normal operating cycle or whether it will be retained as part of the Group's asset and treated as the Group's share in the joint venture, based on the provisions governing the joint venture agreement. The Group considers land contributed to the joint venture as its investment.

The Group, in the normal course of business is not engaged in sale of real estate property; accordingly land invested in the joint venture is classified as interest in joint operation (see Note 9).

Realizability of input VAT

The group reviews and assesses its input VAT for its recoverability. Factors which primarily affect the recoverability include the completeness of the supporting documentation, entitlement to claim VAT paid as input tax credit against output tax liabilities and future vatable revenue. As at June 30, 2019 and 2018, the Group assessed that its input VAT is recoverable in future periods.

The Group's input VAT amounted to ₱3,058,584 and ₱2,669,389 as at June 30, 2019 and 2018, respectively (see note 6).

Operating segments

The Group is organized and managed separately according to the nature of business. The Group reports its segment information according to its activities. Reportable segment operation pertains to the Group's leasing activity, while the non-reportable segment operation pertains to manufacturing operation, and mining and oil exploration.

Provisions and contingencies

Judgment is exercised by management to distinguish between provisions and contingencies. Policies on recognition and disclosure of provision and disclosure of contingencies are discussed in Note 2.

Significant Accounting Estimates and Assumptions

Determination of ECL on trade and other receivables, and advances to related parties

The measurement of the allowance for ECL on financial assets at amortized cost is an area that requires the use of significant assumptions about the future economic conditions and credit behavior (e.g., likelihood of customers defaulting and the resulting losses). Explanation of the inputs, assumptions and estimation used in measuring ECL is further detailed in Note 23.

The carrying amount of the Group's trade and other receivables amounted to ₱53,834,433 and ₱78,131,519 at June 30, 2019 and 2018, respectively. Allowance for ECL recognized in the statements of financial position amounted to ₱71,729,232 and ₱58,077,198 as at June 30, 2019 and 2018 (see Note 5).

The carrying amount of the Group's advances to related parties amounted to ₱46,840,365 and ₱114,543,604 at June 30, 2019 and 2018, respectively. Allowance for ECL recognized in the statements of financial position amounted to ₱121,182,068 and ₱58,205,806 as at June 30, 2019 and 2018 (see Note 18).

Useful lives of property and equipment, and investment properties

The Group estimates the useful lives of property and equipment and investment properties, except land, are based on the period over which the assets are expected to be available for use. The estimated useful lives are reviewed and updated if expectations differ from previous estimates due to physical wear and tear. The estimation of the useful lives of the property and equipment and investment properties is based on a collective assessment of industry practice and experience with similar assets. It is possible, however, that future results of operations could be materially affected by changes in estimates brought about by changes in factors mentioned above.

The amounts and timing of recorded expenses for any period would be affected by changes in these factors and circumstances. A reduction in the estimated useful lives of the investment property would increase recorded operating expenses and decrease noncurrent assets.

The net carrying values of the Group's investment properties (except land) and property and equipment as at June 30, 2019 and 2018 are as follows:

	2019	2018
Property and equipment - note 10	₱3,922,635	₱11,432,615
Investment properties - note 8	56,060,208	58,631,771
	₱59,982,843	₱70,064,386

Impairment of non-financial assets

Non-financial assets are periodically reviewed to determine any indications of impairment. Though management believes that the assumptions used in the estimation of fair values are reasonable and appropriate, significant changes in these assumptions may materially affect the assessment of the recoverable amounts and any resulting impairment loss could have a material adverse effect in the results of operations.

The accumulated impairment losses on property and equipment, investment properties and investment in joint venture amounted to ₱365,169,438 and ₱365,169,438 as at June 30, 2019 and 2018 (see Notes 8, 9 and 10).

Retirement benefits obligation

The determination of the Group's obligation and cost of pension benefits is dependent on certain assumptions used by management in calculating such amounts. Any changes in these assumptions will impact the carrying amount of retirement benefit obligation. In estimating the Group's retirement benefit obligation, the Group used the minimum required retirement payment of 22 ½ days for every year of service as mandated by RA 7641. The Group also considers the employees current salary rate and the employees' number of service years.

Retirement benefits obligation as at June 30, 2019 and 2018 amounted to nil for both periods (see Notes 16). The Group believes that the retirement benefits obligation and retirement expense would not materially differ had the Group used projected unit credit method for the computation of retirement benefits because of minimal number of employees.

Deferred tax assets

The Group reviews its deferred tax assets at the end of each reporting period and reduces the carrying amount to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. The recognition of deferred tax assets is based on the assessment that the Group will generate sufficient taxable profit to allow all or part of the deferred tax assets will be utilized.

The Group looks at its projected performance in assessing the sufficiency and timing of future taxable income. As at June 30, 2019 and 2018, the Group's deferred tax assets with full valuation allowance are fully disclosed in Note 17.

4. CASH

Cash as at June 30 are as follows:

	2019	2018
Cash on hand	₱20,000	₱20,000
Cash in bank	5,091,824	1,404,613
	₱5,111,824	₱1,424,613

Cash in banks earn interest at the respective bank deposit rates. Interest income earned from deposits amounted to ₱2,642 and ₱1,616 for the quarter ended June 30, 2019 and 2018, respectively (see note 15).

There is no restriction on the Group's cash as at June 30, 2019 and 2018.

5. TRADE AND OTHER RECEIVABLES – net

Trade and other receivables as at June 30 are as follows:

	2019	2018
Advances to third parties	₱108,827,147	₱118,920,195
Receivable from related parties – note 18	11,215,841	11,215,841
Rental receivable – note 19	5,001,558	5,544,576
Utilities receivable	458,910	493,366

Others	60,210	34,739
	125,563,665	136,208,717
Allowance for ECL	(71,729,232)	(58,077,198)
	₱53,834,433	₱78,131,519

The Group's trade and other receivables have been reviewed for indicators of impairment at the end of the year. Certain trade receivables were found to be impaired using the provisional matrix as determined by the management, hence, adequate amounts of allowance for impairment have been recognized.

Advances to third parties represent receivable from a previously disposed subsidiary.

Other receivables include advances to employees and reimbursable expenses from PCIC subsidiaries' tenants.

The Group's trade and receivables as at June 30, 2019 and 2018 are not held as collateral for its liabilities and are free from any encumbrances.

6. PREPAYMENTS AND OTHER CURRENT ASSETS

Prepayments and Other Current Assets as at June 30 are as follows:

	2019	2018
Creditable withholding tax	₱12,604,446	₱10,085,061
Input VAT	3,058,584	2,669,389
Prepaid Expenses	384,110	-
	₱16,047,140	₱12,754,450

As at June 30, 2019 and 2018, respectively, no provision for impairment has been recorded since management believes that the accounts are fully realizable.

7. FINANCIAL ASSET AT FVOCI

In 2018, the Group changed the classification and measurement of the financial asset amounting to ₱12,500,000 to financial asset at FVOCI.

In 2017, the Group acquired an investment in unquoted shares of stock in Bulacan Harbour Dev't. Corp. amounting to ₱12,500,000. The investment is designated as FVOCI as the Group does not participate in the financial and operating policy of the investee which manifests control or significant influence. These investments are stated at cost less impairment loss since there is no quoted price in an active market.

AFS financial assets are non-derivative financial assets that are designated in this category or are not classified in any of the three other categories. The Group designates financial instruments as AFS if they are purchased and held indefinitely and may be sold in response to liquidity requirements or changes in market conditions.

After initial recognition, AFS financial assets are measured at fair value with unrealized gain or loss being recognized in other comprehensive income as 'Unrealized fair value gain (loss) on AFS financial asset', net of deferred income tax effect. When fair value cannot be reliably measured, AFS financial assets are measured at cost less any impairment in value.

The Group's financial assets at FVOCI as at June 30, 2018 are not held as collateral for its financial liabilities.

8. INVESTMENT PROPERTIES – net

Details of investment properties as at June 30 are as follows:

	Land	Land Improvement	Building and Improvements	Total
Cost				
Beginning	₱980,176,630	₱3,290,824	₱312,179,250	₱1,295,646,704
Write off	-	-	-	-
Ending	980,176,630	3,290,824	312,179,250	1,295,646,704

Accumulated Depreciation				
Beginning	-	3,290,824	77,988,659	81,279,483
Depreciation	-	-	1,532,794	1,532,794
Ending	-	3,290,824	79,521,453	82,812,277
Accumulated impairment loss	-			
Beginning and end of the year	60,810,650	-	176,597,589	237,408,239
New Carrying amount – June 30, 2019	₱919,365,980	₱-	₱56,060,208	₱975,426,188

	Land	Land improvements	Buildings and improvements	Total
Cost				
At beginning and end of period	₱980,176,630	₱3,290,824	₱312,179,250	₱1,295,646,704
Accumulated depreciation				
At beginning of period	–	3,290,824	75,417,096	78,707,920
Depreciation	–	–	1,532,794	1,532,794
At end of period	–	3,290,824	76,949,890	80,240,714
Accumulated impairment loss				
At beginning and end of period	60,810,650	–	176,597,589	237,408,239
Net carrying amounts, June 30, 2018	₱919,365,980	₱–	₱58,631,771	₱977,997,751

In 2018, the Group sold parcels of land with total carrying amount of ₱42,209,421 for a total consideration of ₱46,800,000 which resulted to a total gain of ₱4,590,579 (see Note 15).

Rental income earned on the above investment properties amounted to ₱6.99 million and ₱5.683 million for the quarters ended June 30, 2019 and 2018 (see Note 19), respectively. While direct operating expenses incurred on the buildings such as repairs and maintenance, security, insurance and property tax, and depreciation expenses amounted to ₱3.22 million and ₱4.84 million, respectively, shown under “Direct costs and expenses” in the statements of comprehensive income (see Note 13).

The latest appraisal on the Group’s land, and building and improvements was on December 9, 2015 by independent appraisers. The fair value is determined using the combination of income capitalization approach, cost approach and market approach.

Based on the recent appraisal conducted by an independent appraiser, the fair value of building and improvements amounted to ₱74,951,000. The fair value is determined to be lower than its cost, accordingly, the Group recognized impairment loss on building and improvements amounting to ₱29,087,993 in 2015.

The fair value of land amounted to ₱975,966,600, which is higher than its carrying amount. Previously recognized impairment loss was reversed to the extent of the lands market value. In 2015, the Group recognized reversal of previously recognized impairment loss amounting to ₱337,293,585.

The Group’s land with aggregate carrying amount of ₱651,901,500 as at June 30, 2019 and 2018 are subject properties under the MOA with ALC as disclosed in Note 20. Under the terms of the MOA, the Group shall transfer to ALC full vacant physical possession, free and clear of informal settlers, occupants and encumbrances. Pursuant to these terms, the Group has contracted a third party for the demolition of certain buildings located in the subject properties. As at June 30, 2019, properties covered by the MOA has not been transferred to ALC.

Land with an aggregate carrying amount of ₱381,136,506 as at June, 2019 and 2018, are mortgaged with PNB to secure the loans obtained by related parties which were already settled during 2018 (see Notes 1 and 18).

On April 2016, the Group sold its land with carrying amount of ₱20,077,210 for a total consideration of ₱33,071,462 which resulted to a gain of ₱12,994,252 (see Note 15).

Except from restrictions in relation to PNB loans and MOA with ALC, there are no other restrictions on the realizability of its investment properties and no other contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

Fully depreciated investment properties still in use as at June 30, 2019 and 2018 amounted to ₱3,290,824.

The fair value information of investment property is disclosed in Note 25.

Included in the Group's Investment Properties are four Land of the parent company located at Rodriguez, Rizal amounting to ₱52,335,000 with the following titles and areas:

No.	Land Title	Area (in Sgm.)
1	TCT No. 330602	3,283
2	TCT No. 330603	49,884
3	TCT No. 330604	33,817
4	TCT No. 330605	315,592

On June 24, 2019, the parent company filed a civil case against Macquarie Green Properties, Inc., the Provincial Government of Rizal, the Provincial Treasurer of Rizal and the Register of Deeds for Marikina City for the annulment of public auction sale, reconveyance, cancellation and reinstatement of title and damages related to the property covered by TCT No. 330603 with an area of 49,884 square meters. The said property was sold at a public auction, without the Company's knowledge last April 24, 2012 at a public auction by Provincial Treasurer of Rizal to Macquarie Green Properties, Inc. for only ₱123,605.56 or ₱2.477 per square meter and on May 21, 2013, a Deed of conveyance was issued.

Prior to the sale of the property, the company did not receive any written notice of levy, or any notice of delinquency or any notice of public auction sale involving the said property. Upon verification from the Office of the Provincial Treasurer, no notice of delinquency in relation to the subject property has been posted at the main hall and in a publicly accessible and conspicuous place in each barangay of the Provincial of Rizal. Likewise, no notice of sale was posted at the main entrance of the provincial building and in a publicly accessible and conspicuous place in the barangay where the property is located.

The Certificate of Sale and Deed of Conveyance do not state compliance with the notices and posting requirements. Further, the public auction sale was made of the entire subject property, and not only of a usable portion thereof as may be necessary to satisfy the claim and cost of sale. Subsequently, on the basis of the sale which did not comply with the notices and posting requirements, Register of Deeds of Marikina City wrongfully cancelled TCT No. 330603 in the name of the company and wrongfully issued TCT No. 009-2015007670 in the name of Macquarie Green Properties, Inc.

As of June 30, 2019, the case is still pending and the Company has not received any order of Execution relative to this case.

9. INTEREST IN JOINT OPERATION – net

The Group's investment in joint venture represents land contributed to the Joint Venture.

In July 1997, the Group, together with International Polymer Corp. (IPC), Pacific Rehouse Corp. (PRC) and Ropeman International Corp. (RIC), entered into a Joint Venture Agreement (the "Agreement") as Owners with Philippine Estates Corporation (PHES), as Developer. Under the agreement, the owners contributed land with an approximate area of 29.5629 hectares located in Canumay, Valenzuela City, whereby PHES will develop into industrial estate in accordance with the plans mutually agreed by venturers.

The developer is entitled to forty percent (40%) of the net proceeds after deducting all relevant taxes, marketing and administrative expenses, and the remaining sixty percent (60%) of the shall constitute the owners share, divided proportionately to the areas of property contributed.

The carrying amount of joint venture asset is as follows:

	2019	2018
Cost		
At beginning and end of period	₱570,557,369	₱590,214,111
Transfer to investment property – Note 8	-	-
	570,557,369	590,214,111
Accumulated impairment loss		
At beginning and end of period	47,641,000	47,641,000
Net carrying amounts	₱522,916,369	₱542,573,111

The Group's land is carried at cost, less accumulated impairment loss. The fair value of land is determined using the combination of income capitalization approach, cost approach and market approach.

As at June 30, 2019 and 2018, outstanding receivable from PHES amounted to ₱10,897,335 which pertain to the Group's share in the sale of lot net of expenses (see Note 18).

No revenue and expenses recognized in relation to the joint venture for the second quarter of 2019.

10. **PROPERTY AND EQUIPMENT** – net

The reconciliation of property and equipment as at June 30 as follows:

June 30, 2019	Building and Improvement	Machinery and Equipment	Transportation Equipment and Tools	Furniture and Fixtures	Total
Cost					
At beginning & end of period	₱800,000	₱547,522,657	₱8,203,282	₱8,828,122	₱565,354,061
Accumulated depreciation					
At beginning of period	800,000	459,725,468	8,203,282	8,828,122	477,556,872
Depreciation	-	3,754,355	-	-	3,754,355
Balance at end of period	800,000	463,479,823	8,203,282	8,828,122	481,311,227
Impairment loss					
Balance at beginning and end of period	-	80,120,199	-	-	80,120,199
Net carrying amounts	₱-	₱3,922,635	₱-	₱-	₱3,922,635

June 30, 2018	Building and improvements	Machinery and equipment	Transportation equipment and tools	Furniture and fixtures	Total
Cost					
At beginning and end of period	₱800,000	₱547,522,657	₱8,203,282	₱8,828,122	₱565,354,061
Accumulated depreciation					
At beginning of period	800,000	452,216,759	8,203,282	8,823,042	470,043,083
Depreciation	-	3,754,354	-	3,810	3,758,164
Balance at end of period	800,000	454,093,936	8,203,282	8,824,947	473,801,247
Impairment loss					
Balance at beginning and end of period	-	80,120,199	-	-	80,120,199
Net carrying amounts	₱-	₱13,308,522	₱-	₱3,175	₱11,432,615

The Group entered into a chattel mortgage agreement with local bank for the purchase of transportation equipment payable in three (3) years until 2017. Transportation equipment was used as collateral to secure payment of borrowings. The loan was fully paid in 2017. Finance cost paid for the years ended December 31, 2018, 2017 and 2016 amounted to Nil, ₱7,505 and ₱22,869, respectively. Fully depreciated property and equipment still in use as at June 30, 2019 and 2018 amounted to ₱17,831,404 and ₱17,826,324, respectively.

The Group has no other contractual commitment to acquire property and equipment as at June 30, 2019 and 2018.

11. **ACCOUNTS PAYABLE AND OTHER LIABILITIES**

Accounts payable and other liabilities as at June 30 are as follows:

	2019	2018
Accounts payable	₱5,345,476	₱4,813,097
Government liabilities	6,508,087	6,531,928
Deferred rental	967,725	1,804,520
	₱12,821,288	₱13,149,545

Government liabilities pertain to VAT payable and tax withheld from payment to suppliers, employee's compensation, and statutory contributions to SSS, PHIC and HDMF.

Accounts payable pertains to the amount due to supplier payable from thirty (30) to ninety (90) days from the date of sale and do not bear any interest.

Deferred rental represents advance rental paid by the lessees.

There were no assets of the Group that were collateralized for the above accounts payable and other liabilities as at June 30, 2019 and 2018.

12. CAPITAL STOCK

Details of the Parent Company's capital stock as at June 30 are as follows:

	2019	2018	2017
Authorized – 3,500,000 shares at ₱1 par value per share	₱3,500,000,000	₱3,500,000,000	₱3,500,000,000
Issued and fully paid – 3,276,045,637 shares at ₱1 par value per share	3,276,045,637	3,276,045,637	3,276,045,637
Treasury stock – 10,000 shares	10,000	10,000	10,000
	₱3,276,035,637	₱3,276,035,637	₱3,276,035,637

Track record of registration of securities

The Parent Company was originally registered as REDECO with the SEC on October 19, 1956. The Parent Company was listed with the PSE on January 9, 1958 with an initial registered 200,000,000 shares.

On May 25, 1995, the BOD and stockholders approved a reverse stock split and a subsequent increase in the authorized capital stock in line with its recapitalization program. Accordingly, on November 15, 1995, the Parent Company filed with the SEC a motion to effect a 1-for-5 reverse stock split which decreased its authorized capital from ₱75 million divided into 75 million shares to ₱15 million divided into 15 million shares, both with a par value of P1 per share. It was approved by the SEC on January 15, 1996. This was also done in order to recall all outstanding stock certificates and be able to account for the over-issuance of shares which management has decided to be absorbed by the Parent Company.

On January 8, 1996, the Parent Company filed with the SEC a motion to increase its authorized capital stock from ₱15 million divided into 15 million shares to ₱1 billion divided into 1 billion shares with a par value of P1. The increase was approved by the SEC on May 16, 1996. Subscriptions to the increase in authorized capital stock were made through stocks-for-assets swap.

On September 2, 1996, the Board of Directors and the stockholders approved a resolution to amend the Parent Company's Articles of Incorporation changing the par value per share of its capital stock from ₱0.01 to ₱1.00, removing the pre-emptive rights of shareholders and increasing the authorized capital stock from ₱500 million divided by 50 billion shares with a par value of ₱0.01 per share to ₱2.0 billion divided into 2.0 billion shares with a par value of ₱1.00 per share. The proposed amendments were approved by the SEC on September 27, 1996.

Relative to the approval of the proposed amendment, any part of such stock or other securities may, at any time, be issued, optioned for sale and sold or disposed of by the Parent Company pursuant to resolution of the Board of Directors, to such persons and upon such terms as the Board may deem proper, without first offering such stock or securities or any part thereof to existing stockholders.

On August 22, 1997, the Board of Directors and the stockholders approved a further increase in the Parent Company's authorized capital stock from ₱2.0 billion to ₱3.5 billion divided into 3.5 billion shares with a par value of ₱1.00 per share. On March 11, 1998, the SEC approved the increase in the Parent Company's authorized capital stock.

As at June 30, 2019, 2018 and 2017, the Parent Company has outstanding 3,271,938,180 shares under its name. Remaining unconverted shares under REDECO as at June 30, 2019, 2018 and 2017, is 4,107,457. Outstanding shares owned by the public as at June 30, 2019, 2018 and 2017, is 1,413,523,748.

The historical market values of the Group's shares as published in the PSE are as follows:

	Market value per share
June 30, 2019	0.231
June 30, 2018	0.235
June 30, 2017	0.210

Treasury shares

Treasury shares represent 29,486,633 Parent Company's shares of stock acquired by Rexlon Industrial Corp. (RIC), a wholly owned subsidiary of PCIC, in prior years. In 2007 and 2009, RIC sold 13,000,000 and 16,476,633 shares of the Parent Company to a third party.

13. DIRECT COSTS AND EXPENSES

Direct costs and expenses for the quarters ended June 30 are as follows:

	2019		2018	
	Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Security services	₱1,026,559	₱1,954,119	₱853,309	₱1,706,619
Depreciation	766,397	1,532,794	766,397	1,532,794
Property taxes	1,506,072	2,086,958	2,139,412	2,772,123
Repairs and maintenance	470,747	551,104	816,964	897,321
Insurance	-	-	-	-
	₱3,769,775	₱6,124,976	₱4,576,082	₱6,908,857

14. OPERATING EXPENSES

Operating expenses for the quarters ended June 30 are as follows:

	2019		2018	
	Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Depreciation	₱1,877,177	₱3,754,355	₱1,879,082	₱3,758,164
Professional fees	1,025,000	1,206,000	1,033,223	1,374,000
Salaries and wages	888,806	1,463,503	465,919	930,734
Taxes and licenses	1,999,443	3,188,872	159,213	634,268
Rent, light and water	450,288	848,235	299,181	595,258
Commission	295,055	444,323	184,623	364,762
Others	921,683	1,533,541	568,950	1,006,031
SSS, Medicare and EC contributions	67,738	108,769	32,126	69,951
	₱7,525,189	₱12,547,598	₱4,622,317	₱8,733,168

15. OTHER INCOME/(LOSS) – net

Other income for the quarter ended June 30 is as follows:

	2019		2018	
	Apr-Jun	Jan-Jun	Apr-Jun	Jan-Jun
Interest income	₱2,642	₱4,894	₱627	₱1,616
Miscellaneous income	80,357	160,714	80,357	160,714
Penalties and Surcharges	-	(451,017)	-	-
	₱82,999	(₱285,409)	₱80,984	₱162,330

Penalties and surcharges pertain to PPC and ICC BIR Audit 2017.

16. RETIREMENT BENEFITS OBLIGATION

The Group adopted Republic Act No. 7641 as its arrangement to provide retirement benefits to all its regular employees. In case of retirement, employees shall be entitled to receive such retirement benefits as may have been earned under the existing laws.

The movements in the defined benefit obligation recognized and presented as accrued retirement benefit obligation in the consolidated statement of financial position are as follows:

	2019	2018	2017
Balance at beginning of year	₱667,200	₱625,500	₱583,800
Retirement provision	-	-	-
Balance at end of year	₱667,200	₱625,500	₱583,800

The provision for retirement benefits in 2019, 2018 and 2017 were included under salaries, wages and employees benefit in the consolidated statements of comprehensive income.

Management believes that the defined benefit obligation computed using the provisions of R.A 7641 is not materially different with the amount computed using the projected unit credit method as required under PAS 19, Employee Benefits.

17. INCOME TAX

On May 24, 2005, Republic Act (RA) No. 9337 changed the normal corporate income tax rate from 32% to 35% effective November 1, 2005 and from 35% to 30% effective January 1, 2009.

The Group's rental income, net of certain deductions, from outside party (lessee) is subject to regular corporate income tax (RCIT) of 30% or minimum corporate income tax (MCIT) of 2% whichever is higher under Philippines Tax Laws.

A corresponding full valuation allowance has been established for deferred tax assets since management believes that it is more likely than not, that the carry-forward benefits will not be realized in the future.

The component of the Group's deferred tax assets as at June 30 are as follows:

	2019	2018
NOLCO	₱13,845,889	₱14,871,998
Allowance for:		
Doubtful accounts	57,873,390	34,884,901
Impairment loss	109,550,831	109,550,831
Accrued retirement benefits	200,160	187,650
MCIT	176,687	211,308
Total	181,646,957	159,706,688
Unrecognized deferred tax assets	(181,646,957)	(159,706,688)
	₱ –	₱ –

18. RELATED PARTY TRANSACTIONS

The Group, in the normal course of business, has transactions with related parties. The specific relationships, amount of transaction, account balances, the terms and conditions and the nature of the consideration to be provided in settlement are shown below as at June 30.

Category	Amount/Volume		Outstanding Receivable		Terms & Condition
	June 30, 2019	June 30, 2018	June 30, 2019	June 30, 2018	
Receivable from related parties with common key management					
Philippine Estates Corp. (PHES)	₱-	₱-	₱10,897,335	₱10,897,335	(a)
Genwire Manufacturing Corp. (GMC)	-	-	318,506	318,506	(b)
	₱-	₱-	₱11,215,841	₱11,215,841	

Category	Amount/Volume		Outstanding Receivable		Terms and Condition
	June 30, 2019	June 30, 2018	June 30, 2019	June 30, 2018	
Advances to related parties with common key management					
Polymax Worldwide Limited (PWL)	₱-	₱-	₱105,060,000	₱105,060,000	(c)
The Wellex Group, Inc. (TWGI)	(1,118,056)	(612,541)	59,293,970	63,249,173	(c)
Concept Moulding Corp. (CMC)	-	-	3,633,463	4,385,541	(c)
	(1,118,056)	(612,541)	167,987,433	172,694,714	
Allowance for impairment	-	-	(121,182,068)	(58,205,806)	
	(₱1,118,056)	(₱612,541)	₱46,805,365	₱114,488,908	

Category	Amount/Volume		Outstanding Receivable		Terms & Condition
	June 30, 2019	June 30, 2018	June 30, 2019	June 30, 2018	
Advances from related parties with common key management					
Diamond Stainless Corp. (DSC)	₱-	₱11,787	₱118,858,010	₱132,858,010	(d)
Plastic City Corp. (PCC)	(542,566)	833,710	87,880,086	91,346,321	(d)
Philippine Estates Corp. (PHES)	-	1,107,832	30,465,392	29,911,475	(d)
International Polymer Corp. (IPC)	2,734,082	17,535,168	21,921,218	29,225,722	(d)
Kenstar Industrial Corp. (KIC)	(273)	-	23,539,858	23,539,858	(d)
Rexlon Realty Corp. (RRC)	-	-	23,187,370	23,187,370	(d)
Pacific Rehouse Corp. (PRC)	-	-	15,540,753	15,540,753	(d)
Ropeman Int'l Corp.	-	-	3,202,528	3,202,528	(d)
Asia Pacific Corp. (APC)	-	-	-	-	(d)
Concept Moulding Corp. (CMC)	-	-	-	-	(d)
	2,191,242	19,488,497	324,595,215	348,812,037	
Advances from stockholders/ key management					
Key management and officers	5,468,771	(34,096,569)	142,481,857	152,733,892	(e)
	₱7,660,014	(₱14,608,072)	₱467,077,073	₱501,545,929	

(a) Receivable from venturer

The Group has outstanding receivable from PHES pertaining to the Group's share in the proceeds of the lot sold in 2015 held as interest in joint venture (see Note 9). This receivable is unsecured, unguaranteed and to be settled in cash.

(b) Receivable from related parties with common key management

The Group pays operating expenses on behalf of GMC. These receivables are normally collected the following year, unsecured, non-interest bearing and with no guarantee. The Group has also made offsetting arrangements to settle intercompany receivables and payables.

(c) Advances to related parties with common key management

PWL

On November 24, 2009, Philippine Veterans Bank foreclosed land to secure payment of loan of an affiliate amounting to ₱88.8 million by virtue of the real estate mortgage, executed by the Group. The property was sold at an auction to the highest bidder Philippine Veterans Bank which tendered an amount of ₱71.326 million.

The Group recognized advances to PWL of ₱105.06 million for the value of the land foreclosed to settle the affiliate loan with the bank.

The advances are unsecured, with no definite terms of repayment and with no guarantee.

TWGI

The Group provided non-interest bearing, unsecured and unguaranteed advances to TWGI. To settle the outstanding advances, the Group entered into the following contracts with TWGI, which in return, amounts incurred will be applied to the outstanding advances:

- The Group entered into a Consultancy Agreement with TWGI. The agreement was renewed for another two (2) years starting May 1, 2018 to April 30, 2020. Total consultancy fees incurred for the years ended December 31, 2018, 2017 and 2016, amounted to ₱480,000, shown under Professional fees' account in the consolidated statements of comprehensive income.
- Lease Agreement for the Group's office space for a monthly rental of ₱20,000, utilities of ₱5,000, and storage fee of ₱1,000 from May 1, 2016 to April 30, 2018. The Agreement was renewed for another two (2) years starting May 1, 2018 to April 30, 2020. Total rent expense and utilities amounted to ₱150,000 for the years ended December 31, 2018, 2017 and 2016.

CMC

The Group provided non-interest bearing and unguaranteed advances to CMC for working capital requirements. The advances are unsecured, with no definite terms of repayment and with no guarantee. The movement in the allowance for ECL is as follows:

	2019	2018
Balance at beginning of year, as previously reported	₱58,205,806	₱58,205,806
Effect on adoption of PFRS 9	55,412,575	55,412,575
Balance at beginning of year, as restated	113,618,381	113,618,381
Provisions for ECL - note 15	7,563,687	7,563,687
At end of year	₱121,182,068	₱121,182,068

(d) Advances from related parties

In prior years, the Group obtained unguaranteed and non-interest-bearing cash advances from related parties intended to finance its operating expenses, capital expenditures and payment of outstanding obligations. The Group has not made any arrangement for the terms, security and guarantee on the advances as the subsidiaries has ceased its manufacturing operations. The advances are payable in cash upon settlement depending on the availability of funds. The Group, however, looks into the possibility of offsetting arrangements to settlement the obligation.

(e) PHES

In 2009, the Group and PHES executed unsecured promissory note (PN) for the advances from PHES with a term of five (5) years, and bear interest of three percent (3%) per annum, renewable upon agreement of the parties. This PN was renewed in 2014 with a three-year term which matured during the year with an interest of two percent (2%) per annum. This cash advance is to be settled through cash payments. On December 29, 2016, the PN was renewed for another three (3) years and will mature on 2020.

(f) Advances from key management

The Group obtains non-interest bearing and unsecured advances from stockholders and key officers for working capital purposes. The advances have no guarantee and definite terms of repayment. Payment will depend on the availability of funds. This amount are payable in cash upon settlement.

(g) Collateral properties held by related parties

As at June 30, 2019 and 2018, the Group's investment properties with a carrying amount of ₱381.14 million, were used as collateral to secure loans obtained by related parties (see Note 8).

(h) Remuneration of key management personnel

With the cessation of the subsidiaries commercial operations in prior years and the Group is in tight cash position, management decided to suspend any form of compensation to key management and officers effective in 2004.

19. LEASES

The Group entered into lease contracts with various tenants for the rental of the Group's warehouse and building facilities. The lease term ranges from three (3) months to one (1) year and is renewable under such terms and conditions as the parties may agree, provided that at least ninety (90) days prior to the expiration of the lease period, the lessee shall inform the lessor in writing of his desire to renew the lease.

Lease contracts include payment of advance rental by the lessee which shall be refunded without interest on the expiration of the lease or pre-termination of the lease period, less any corresponding obligation and damages. Outstanding advances from lessee amounted to ₱5,840,364 and ₱3,569,351 as at June 30, 2019 and 2018, respectively. Deferred rental income relative to the lease amounted to ₱967,725 as at June 30, 2019 and ₱1,804,520 as at June 30, 2018 as shown under "Accounts payable and other liabilities" account (see Note 11).

Outstanding balance of receivable from tenants as at June 30, 2019 and 2018 amounted to ₱5,001,558 and ₱5,544,576, respectively (see Note 5). Total rental income is ₱7,139,532 and ₱11,119,917 in June 30, 2019 and 2018, respectively.

20. MEMORANDUM OF AGREEMENT WITH AVIDA LAND CORPORATION

On December 17, 2012, PCIC subsidiaries, Pacific Plastic Corp. (PPC), Inland Container Corp. (ICC), Kennex Container Corp. (KCC), MPC Plastic Corp. (MPC) and related parties, Plastic City Corp. (PCC), Westland Pacific Properties Corp. (WPPC), International Polymer Corp. (IPC) and Philippine Estates Corp. (PHES) ('the Landowners'), entered into a Memorandum of Agreement (MOA) with Avida Land Corp. (ALC) for the development of 167,959 sq. meters of land located in T. Santiago St., Canumay, Valenzuela City, into residential projects based a Master Plan determined by ALC.

Under the MOA, the Landowners shall cede, transfer and convey the property including all its rights and interest on the property. The Landowner shall execute the Deed of Conveyance for the entire or certain portions of property and transfer to ALC full vacant physical possession, free and clear of informal settlers, occupants and encumbrances as may be required in accordance with the development schedule of ALC.

In consideration for the conveyance by the Landowners of the property, the parties shall mutually agree on the value for each portion of the property.

On the same date, PPC entered into a Contract to Sell (CTS) with ALC, for the sale of 25,203 sq. meters of land located in Valenzuela City. The land was sold for a total purchase price of ₱63,685,440 (inclusive of VAT) payable in 10% down payment, which was received during the year, and with the balance payable in three (3) equal installments from 2013 to 2015.

As at June 30, 2019 and 2018, respectively, the outstanding balance of installment contract receivable amounted to ₱57,316,896, representing unpaid portion of the total contract price.

The contract to sell is covered by covenants, which among others, include the following:

- Prior to the payment of the balance of the purchase price, PPC shall not enter into any agreement to sell, dispose, convey, encumber or, in any manner, transfer or assign, whether by security or otherwise, PPC's right, title and interest in, and to the property, and whether such transfer shall be made with or without consideration.
- PPC shall not undertake any acts which may cause delay to the completion of the transaction or render ALC's title or claim to the property nugatory.

Upon receipt by PPC of the full payment of the purchase and provided that ALC is not in violation of the terms of the CTS or upon the request of the ALC, the parties shall execute the corresponding Deed of Absolute Sale covering the Property substantially in accordance with the form Deed of Absolute Sale.

As at June 30, 2019, properties covered by the MOA has not been transferred to ALC pending the resolution of corporate rehabilitation filed by the Group (see Note 1).

The outstanding balance of installment contract receivable amounted to ₱57,316,896 as At June 30, 2018 and 2017, representing unpaid portion of the total contract price.

Based on management assessment, the Group's installment contact receivable are fully collectible since the corporate rehabilitation was already resolved during the year (Note 1).

21. INCOME/(LOSS) PER SHARE

The following table presents information necessary to calculate the loss per share for quarter ended June 30:

	2019	2018	2017
Consolidated net loss for the quarter	(₱4,218,914)	(₱3,433,507)	(₱3,642,327)
Weighted average number of common shares outstanding during the quarter	3,276,045,637	3,276,045,637	3,276,045,637
Loss per share	(₱0.0013)	(₱0.0010)	(₱0.0011)

22. CONTINGENCIES

On September 7, 1999, the Board of Directors approved the execution of a third-party real estate mortgage on the Parent Company's properties located in Quezon City with an actual area of 6,678 square meters to secure the loan of Waterfront Philippines, Incorporated, an affiliate, with the Social Security

System (SSS) amounting to ₱375 million. In 2003, SSS foreclosed the asset mortgaged in the amount of ₱198,639,000.

The Parent Company filed a civil case against SSS on the foreclosed property claiming for sum of money and damages in the amount of ₱500 million. A decision was issued on January 12, 2015 where the contract of loan and real estate mortgage were declared null and void. Thus, WPI was directed to return the amount of ₱375 million to SSS and for SSS to return the properties and shares used as collateral. SSS filed an appeal to the court of Appeals. The case is pending before the Court of Appeals.

The Group's filed several collection cases with third parties for the claims of certain amounts. Decisions were already reached by the court for collection of the sum of ₱1,476,534, however, execution was pending as at June, 2019 and 2018.

On June 24, 2019, Wellex Industries, Inc. (formerly known as Republic Resources and Development Corp.) filed a civil case no. 3185-19 versus Macquarie Green Properties, Inc, the Provincial Government of Rizal, the Provincial Treasurer of Rizal and the Register of Deeds for Marikina City for the annulment of public auction sale, reconveyance, cancellation and reinstatement of title and damages related to the company's property with TCT No. 330603 situated in Macabud, Rodriguez, Rizal with an area of 49,884 square meters. This is fully disclosed in Note 8.

23. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group is exposed to a variety of financial risk which results from both its operating and financing activities. The Group's risk management is coordinated with the Board of Directors and focuses on actively securing the short-term cash flows by minimizing the exposure to financial markets.

The Group does not actively engage in the trading of financial assets for speculative purposes nor does it write options.

The most significant financial risks to which the Group is exposed to are described below:

Credit risk

Credit risk refers to the risk that a counterparty will default its contractual obligation resulting in financial loss to the Group. The Group's credit risk is primarily attributable to its financial assets which composed of cash, trade and other receivables, instalment contract receivables and advances to related parties.

The Group's exposure to credit risk arises from default of the counterparty with a maximum exposure equal to the carrying amount of these instruments, as summarized below:

Credit risk exposure

The Group's maximum exposure to credit risk without taking into account any collateral held or other credit enhancements arises from the carrying amount financial assets recognized in the consolidated statements of financial position.

In order to minimize credit risk, the Group has developed and maintained internal credit risk gradings to categorize exposures according to their degree of risk of default. The Group uses its own trading records to rate its major customers and other debtors.

The Group's current credit risk grading framework is as follows:

Category	Description	Basis for recognizing ECLs	Base	Minimum allowance for credit losses	Stage
Performing	The counterparty has a low risk of default and does not have any past due amounts	12-month ECS	0%	0%	1
Doubtful	Amount is 1-30 days past due or there has been a significant increase in credit risk since initial recognition	Lifetime ECL-not credit impaired	25%	1%	2
	Amount is 31-90 days past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL-not credit impaired	25%	5%	2
	Amount is 91-180 days past due or there	Lifetime ECL-	25%	10%	2

	is evidence indicating the asset is credit-impaired	not credit impaired			
	Amount is 181-360 days past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL - not credit impaired	25%	12%	2
In default	Amount is over 1-2 years oast due or there is evidence indicating the asset is credit impaired	Lifetime ECL - credit impaired	50%	15%	3
	Amount is over 2-3 years oast due or there is evidence indicating the asset is credit impaired	Lifetime ECL - credit impaired	100%	15%	3
	Amount is over 3-5 years oast due or there is evidence indicating the asset is credit impaired	Lifetime ECL - credit impaired	100%	50%	3
Write off	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery	Amount is written-off	100%	100%	3

The maximum credit risk exposure of the financial assets is the carrying amount of the financial assets shown on the face of statement of financial position, as summarized below:

	2019	2018
Cash, excluding cash on hand – note 4	₱5,091,824	₱1,404,613
Trade and other receivables, at net amount - note 5	53,834,433	78,131,519
Installment contract receivable	57,316,896	57,316,896
Advances to related parties, at net amount - note 18	46,805,365	114,488,908
	₱163,048,518	₱251,341,936

The aging of financial assets is shown below:

June 2019	Neither past due nor impaired	Past due but not impaired			Past due and impaired	Total
		1-30 days	31-60 days	Over 60 days		
Cash	₱5,091,824	₱-	₱-	₱-	₱-	₱5,091,824
Trade and other receivables	53,834,433	-	-	-	71,729,232	125,563,665
Installment contract receivable	57,316,896	-	-	-	-	57,316,896
Advances to related parties	-	-	-	46,805,365	121,182,068	167,987,433
	₱116,243,153	₱-	₱-	₱46,805,365	₱192,911,300	₱355,959,818

June 2018	Neither past due nor impaired	Past due but not impaired			Past due and impaired	Total
		1-30 days	31-60 days	Over 60 days		
Cash	₱1,424,613	₱-	₱-	₱-	₱-	₱1,424,613
Trade and other receivables	78,131,519	-	-	-	58,077,198	136,208,717
Installment contract receivable	57,316,896	-	-	-	-	57,316,896
Advances to related parties	-	-	-	114,488,908	58,205,806	172,694,714
	₱136,873,028	₱-	₱-	₱114,488,908	₱116,283,004	₱367,644,940

None of the Group's financial assets are secured by collateral or other credit enhancements, except for cash as described below.

(a) Cash

The credit risk for cash in banks is considered negligible, since the counterparties are reputable banks with high quality external credit ratings. Cash in banks are insured by the Philippine Deposit Insurance Corporation up to a maximum coverage of ₱500,000 for every depositor per banking institution.

(b) Trade and other receivables and advances to related parties

Trade and other receivables

Credit risk arising from rental income from leasing of buildings is primarily managed through a tenant selection process. Prospective tenants are evaluated on the basis of payment track record and other

credit information. In accordance with the provisions of the lease contracts, the lessees are required to deposit with the Group security deposits and advance rentals which helps reduce the Group's credit risk exposure in case of defaults by the tenants.

For existing tenants, the Group has put in place a monitoring and follow-up system. Receivables are aged and analysed on a continuous basis to minimize credit risk associated with these receivables.

Advances to related parties

For advances to related parties, the Group has applied the general approach to measure the loss allowance at lifetime ECL. The Group determines the ECL on these items by using a provision matrix, estimated based on historical credit loss experience based on the past due status of the debtors, adjusted as appropriate to reflect current conditions and estimates of future economic conditions.

To measure the ECL, trade and other receivables, and advances to related parties have been grouped based on shared credit risk characteristics and the days past due. The Group has therefore concluded that the expected loss rates for trade and other receivables, and advances to related parties are a reasonable approximation of the loss rates for the financial assets. The expected loss rates are based on the payment profiles of trade and other receivables, and advances to related parties over a period of sixty (60) months before December 31, 2018 and January 1, 2018 and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the third parties and related parties to settle the receivables.

Trade and other receivables, and advances to related parties are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the Group and if past due for more than five (5) years.

(c) Installment contract receivable

The Group reviews compliance by the debtor to agreement and takes into consideration the financial position of the debtor. The Group continuously assesses the compliance of both parties to the covenants attached to the Contract to Sell. The identified impairment loss on installment contract receivable is immaterial, hence no ECL is recognized.

The management continues to review trade and other receivables and advances to related parties for any legally enforceable right to offset with liabilities with the expressed intention of the borrower to settle on a net basis.

Impaired accounts represent account of third parties and related parties that have not paid for a long time and for which the Group believes that a portion of the receivables may not be collected. The allowance is estimated based on the Group's estimate for accounts which it believes may no longer be collected.

Price risk

The Group is exposed to price risk on the fluctuation on the price or fair value of AFS financial assets. It manages its risk arising from changes in market price by monitoring the changes in the market price of the investments. The fair value of AFS financial assets is based on published prices in the market.

If the price of the AFS financial assets had been 10% higher/lower the net income before tax for the year ended June 30, 2019 and 2018 would decrease/increase by ₱1,250,000 and decrease/increase by ₱1,250,000, respectively.

Liquidity risk

The Group's policy is to maintain a balance between continuity of funding through cash advances from related parties.

The following table details the Group's remaining contractual maturity for its financial liabilities. The table below has been drawn up based on undiscounted cash flows of financial liabilities based on earliest date on which the Group can be required to pay.

June 2019	With indefinite term of maturity	With definite term of maturity		Total
		Due within one year	More than one year	
Accounts payable and other liabilities - excluding government liabilities	P-	P6,313,201	P-	P6,313,201
Advances from related parties	467,077,073	-	-	467,077,073
Advances from lessees	-	5,840,364	-	5,840,364
	P467,077,073	P12,153,566	-	P479,230,638

June 2018	With indefinite term of maturity	With definite term of maturity		Total
		Due within one year	More than one year	
Accounts payable and other liabilities - excluding government liabilities	P-	P6,617,617	P-	P6,617,617
Advances from related parties	501,545,929	-	-	501,545,929
Advances from lessees	-	3,569,351	-	3,569,351
	P501,545,929	P10,186,968	P-	P511,732,897

Substantial portion of the Group's financial liabilities consist of advances from related parties. There is no specific terms of advances agreed with the related parties. The Group does not expect to pay its liabilities nor expect related parties to collect within twelve (12) months after the reporting date. Furthermore, advances from affiliates and stockholders were settled through assignment and offsetting among the Group.

24. CAPITAL RISK MANAGEMENT

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern, so that it can continue to provide returns for stockholders and to maintain an optimal capital structure to reduce the cost of capital.

The Group defines capital as share capital and deficit for the purpose of capital management.

Consistently with others in the industry, the Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings (including accounts payables and other liabilities, advances from related parties as shown in the consolidated statements of financial position) less cash. Total capital is calculated as Equity as shown in the consolidated statement of financial position plus Net debt.

Gearing ratio compares some form of owner's equity to borrowed funds. It is a measure of financial leverage demonstrating the degree to which the Group's activities are funded by owner's funds versus creditor's fund

During the first quarter of 2019, the Group's strategy, which was unchanged from 2018, was to keep the gearing ratio below 50% as proportion to net debt to capital. The gearing ratios as at June 30 were as follows:

	2019	2018
Accounts payable and other liabilities	P12,821,288	P13,149,545
Advances from lessees	5,840,364	3,569,351
Advances from related parties	467,077,073	501,545,929
Retirement benefits obligation	667,200	625,500
Gross debt	486,405,925	518,890,325
Cash	(5,111,824)	-1,424,613
Net debt	481,294,101	517,465,712
Total equity	1,201,205,834	1,289,965,077
Total capital	P1,682,499,935	P1,807,430,789
Gearing ratio	28.61%	28.63%

The status of the Group's operation and management plan is fully disclosed in Note 1.

The Parent Company is subject to externally imposed capital requirement amounting to ₱6,250,000 which is the minimum paid-up capital requirement of SEC for mining companies. As at June 30, 2019 and 2018, the Parent Company is in compliance with this externally imposed capital requirement.

On the other hand, the Parent Company's subsidiaries are not subject to any externally imposed capital requirements.

25. FINANCIAL INFORMATION

The carrying amounts and fair values of the categories of assets and liabilities presented in the consolidated statement of financial position are shown below:

	30-Jun-19		30-Jun-18	
	Carrying value	Fair value	Carrying value	Fair value
Financial assets classified as loans and receivables				
Cash, excluding cash on hand	₱5,091,824	₱5,091,824	₱1,424,613	₱1,424,613
Trade and other receivables	53,834,433	53,834,433	78,131,519	78,131,519
Installment contract receivable	57,316,896	57,316,896	57,316,896	57,316,896
Advances to related parties	46,805,365	46,805,365	114,543,604	114,543,604
	₱163,048,518	₱163,048,518	₱251,416,632	₱251,416,632

	30-Jun-19		30-Jun-18	
	Carrying value	Fair value	Carrying value	Fair value
Financial liabilities classified as other financial liabilities				
Accounts payable and other liabilities - excluding government liabilities	₱6,313,201	₱6,313,201	₱6,617,617	₱6,617,617
Advances from related parties	467,077,073	467,077,073	501,545,929	501,545,929
Advances from lessees	5,840,364	5,840,364	3,569,351	3,569,351
	₱479,230,638	₱479,230,638	₱511,732,897	₱511,732,897

The methods and assumptions used by the Group in estimating the fair value of the financial instruments is as follows:

Financial assets

Cash and trade and other receivable - The carrying amounts of cash and trade and other receivables approximate fair values due to relatively short-term maturities.

Advances to related parties - The fair value of advances to affiliates and stockholders is not reasonably determined due to the unpredictable timing of future cash flows.

Installment contract receivable - The carrying amount of installment contract receivable approximates fair value as this receivable is non-interest bearing.

Financial liabilities

Accounts payable and other liabilities - The carrying amounts of accounts payable and other liabilities approximate the fair values due to relatively short-term maturities.

Advances from lessees - The fair value of advances from lessees is not reasonably determined due to the unpredictable future cash outflow as refund for these amounts. Commonly these advances were applied by tenants to rental.

Advances from related parties - The fair value of advances from affiliates and stockholders is not reasonably determined due to the unpredictable timing of future cash flows.

26. RECLASSIFICATION

Certain accounts in 2018 consolidated financial statements were reclassified to conform to the current year's presentation.

* * *

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
APPENDIX A – FINANCIAL SOUNDNESS

	30-Jun 2019	30-Jun 2018	30-Jun 2017
Profitability ratios:			
Return on assets	Nil	Nil	Nil
Return on equity	Nil	Nil	Nil
Net profit margin	Nil	Nil	Nil
Gross profit margin	0.57	0.35	0.57
Solvency and liquidity ratios:			
Current ratio	10.32	8.95	5.79
Debt to equity ratio	0.40	0.40	0.36
Financial leverage ratios:			
Asset to equity ratio	1.40	1.40	1.36
Debt to asset ratio	0.29	0.29	0.26
Interest rate coverage ratio	Nil	Nil	Nil

WELLEX INDUSTRIES INCORPORATED AND SUBSIDIARIES
APPENDIX B – ACCOUNTS RECEIVABLE AGING
June 30, 2019

	Current	1-30 days	31-60 days	Over 60 days	Total
Advances to third parties	₱-	₱-	₱-	₱108,827,147	₱108,827,147
Receivable from related parties				11,215,841	11,215,841
Rental receivable	1,975,809	1,708,309	885,846	431,593	5,001,558
Utilities receivable	176,468	175,623	22,480	84,339	458,910
Others	10,210	50,000	-	-	60,210
Subtotal	₱2,162,488	₱1,933,933	₱908,326	₱120,558,920	₱125,563,665
Impairment - Advances to affiliates					
Allowance for doubtful accounts					(71,729,232)
Accounts receivable					₱53,834,433

SIGNATURE

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this report is true, complete and correct. This report is signed in Pasig City on _____.

Pursuant to the requirements of Section 17 of the Code and Section 141 of the Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of Pasig.

Registrant: KENNETH T. GATCHALIAN
Title: President
Signature: _____

Registrant: ATTY. MARIEL L. FRANCISCO
Title: Corporate Secretary
Signature: _____

Registrant: RICHARD L. RICARDO
Title: Treasurer
Signature: _____

JUL 31 2019

SUBSCRIBED AND SWORN to before me this _____ day of _____, in
CITY OF PASAY, affiant (s) exhibiting to me his/her Tax Identification No. as follows:

AFFIANTS

TAX IDENTIFICATION NO.

- | | |
|------------------------------|-------------|
| 1. Kenneth T. Gatchalian | 167-406-526 |
| 2. Atty. Mariel L. Francisco | 224-150-060 |
| 3. Richard L. Ricardo | 140-857-860 |

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Series of: 2019

ATTY. HENRY B. ARASA
NOTARY PUBLIC
UNTIL DECEMBER 31, 2019
COMMISSION 17-23
PASADENA ST., PASAY CITY
IBP NO. 047427 - 01/03/19 PASIG
PTR NO. 5826687 - 01/03/19 P.C.
MCLE COMPLIANCE NO. VU-00032307 8/14/2017
GRIROLL NO. 29679